



**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 of  
 2 residential property located in New Jersey to complete and sign a property condition disclosure statement as promulgated by the  
 3 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  
 4 provide the property condition disclosure statement to a prospective buyer before the prospective buyer becomes obligated under  
 5 any contract for the purchase of the property.

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

- 10
- 11 • All sellers of **residential property** must complete Questions 1-108 on the property condition disclosure statement; and
- 12
- 13 • All sellers of **residential and non-residential (i.e. commercial)**, must complete the Flood Risk Addendum, Questions
- 14 109-117, on the property condition disclosure statement.
- 15

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

18  
 19 *The purpose of the Property Condition Disclosure Statement (“Disclosure Statement”), including the Flood Risk Addendum, is to disclose the*  
 20 *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*  
 21 *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*  
 22 *this form. All prospective buyers of the property are cautioned to carefully inspect the property and to carefully inspect the surrounding area for any*  
 23 *off-site conditions that may adversely affect the property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer’s*  
 24 *hiring of qualified experts to inspect the property.*

25  
 26 *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*  
 27 *the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters, and fireplaces.*

28  
 29 *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*  
 30 *of residential real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property.*  
 31 *Questions 1 through 108 must be answered to the best of the seller’s knowledge, unless otherwise stated.*

32  
 33 *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*  
 34 *for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions before the*  
 35 *purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller completes questions*  
 36 *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*  
 37 *Tool located at [floaddisclosure.nj.gov](http://floaddisclosure.nj.gov). Questions 111 through 117 must be answered based on the seller’s actual knowledge.*

38  
 39 *A seller must execute a separate acknowledgement for each portion of the Disclosure Statement that the seller completes. If a seller does not answer*  
 40 *questions 1 through 108, no acknowledgement is required for that portion. However, the mandatory Flood Risk Addendum must still be completed*  
 41 *and acknowledged in all cases.*

42  
 43 Lastly, **New Jersey REALTORS® Seller’s Property Condition Disclosure Statement**, Form #140, includes an Addendum  
 44 Regarding Statutory Disclosures & Other Items, Questions 118-136a, to be answered to the best of seller’s knowledge as required  
 45 by law.

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

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Property Address: 55 Somerset Drive  
Woodcliff Lake NJ 07677 ("Property").

Seller: Matthew Ruderman  
Jessica Ruderman ("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                  |   |
|-------------------------------------|--------------------------|--------------------------|---|
|                                     |                          | <input type="checkbox"/> | 1. Age of House, if known <u>Built in 1965</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |                          | 2. Does the Seller currently occupy this Property?<br>If not, how long has it been since Seller occupied the Property? _____  |
|                                     |                          |                          | 3. What year did the Seller buy the Property? <u>2024</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |                          | 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                  |   |
|--------------------------|-------------------------------------|--------------------------|---|
|                          |                                     | <input type="checkbox"/> | 4. Age of roof <u>Approximately 6-8 years</u>                           |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |                          | 5. Has roof been replaced or repaired since Seller bought the Property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |                          | 6. Are you aware of any roof leaks?                                     |
|                          |                                     |                          | 7. Explain any "yes" answers that you give in this section: _____       |

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

- | Yes                                 | No                                  | Unknown |  |
|-------------------------------------|-------------------------------------|---------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 8. Does the Property have one or more sump pumps?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 8a. Are there any problems with the operation of any sump pump?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 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?                               |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 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?                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 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: _____ |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: _____   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 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?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         | 13. Is the attic or house ventilated by: <input type="checkbox"/> a whole house fan? <input type="checkbox"/> an attic fan?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 13a. Are you aware of any problems with the operation of such a fan?   |



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- 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: \_\_\_\_\_  
Central AC  
\_\_\_\_\_

**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?  
 Yes    No    Unknown
- 17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?  
 Yes    No    Unknown
- 18. If "yes," has work been performed to repair the damage?  
 Yes    No    Unknown
- 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?  
 Yes    No    Unknown
- 21. Explain any "yes" answers that you give in this section: \_\_\_\_\_  
Periodic Pest control treatments  
\_\_\_\_\_

**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?  
 Yes    No    Unknown
- 23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?  
 Yes    No    Unknown
- 24. Are you aware of any fire retardant plywood used in the construction?  
 Yes    No    Unknown
- 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?  
 Yes    No    Unknown
- 26. Are you aware of any present or past efforts made to repair any problems with the items in this section?  
 Yes    No    Unknown
- 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?  
 Yes    No    Unknown
- 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?  
 Yes    No    Unknown
- 33. When was well installed? \_\_\_\_\_  
Location of well? \_\_\_\_\_

- 171   34. Do you have a softener, filter, or other water purification system?  Leased  Owned
- 172
- 173   35. What is the type of sewage system?  
 Public Sewer  Private Sewer  Septic System  Cesspool  Other (explain): \_\_\_\_\_
- 174   36. If you answered "septic system," have you ever had the system inspected to confirm that it is a
- 175 true septic system and not a cesspool?
- 176  37. If Septic System, when was it installed? \_\_\_\_\_
- 177 Location? \_\_\_\_\_
- 178  38. When was the Septic System or Cesspool last cleaned and/or serviced? \_\_\_\_\_
- 179   39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
- 180   39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: \_\_\_\_\_
- 181 \_\_\_\_\_
- 182   40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
- 183 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
- 184 If "yes," explain \_\_\_\_\_
- 185 \_\_\_\_\_
- 186   41. Are you aware of the presence of any lead piping, including but not limited to any service line,
- 187 piping materials, fixtures, and solder. If "yes," explain: \_\_\_\_\_
- 188 \_\_\_\_\_
- 189   42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
- 190 tanks, or dry wells on the Property?
- 191    43. Is either the private water or sewage system shared? If "yes," explain: \_\_\_\_\_
- 192 \_\_\_\_\_
- 193 44. Water Heater:  Electric  Fuel Oil  Gas
- 194 Age of Water Heater Approx 4 years
- 195   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**

- 200
- 201 Yes No Unknown
- 202    46. Type of Air Conditioning:
- 203  Central one zone  Central multiple zone  Wall/Window Unit  None
- 204 47. List any areas of the house that are not air conditioned: 3 season room
- 205 \_\_\_\_\_
- 206  48. What is the age of Air Conditioning System? Approx 7-8 years
- 207 49. Type of heat:  Electric  Fuel Oil  Natural Gas  Propane  Unheated  Other
- 208 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator,
- 209 steam heat) Hot water, baseboard
- 210 51. If it is a centralized heating system, is it one zone or multiple zones? \_\_\_\_\_
- 211 \_\_\_\_\_
- 212 52. Age of furnace Original Date of last service: 10/2024
- 213 53. List any areas of the house that are not heated: 3 season room
- 214 \_\_\_\_\_
- 215    54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or
- 216 other substances?
- 217   55. If tank is not in use, do you have a closure certificate?
- 218   56. Are you aware of any problems with any items in this section? If "yes," explain: \_\_\_\_\_
- 219 \_\_\_\_\_
- 220

**WOODBURNING STOVE OR FIREPLACE**

- 221
- 222 Yes No Unknown
- 223   57. Do you have  wood burning stove?  fireplace?  insert?  other
- 224   57a. Is it presently usable?
- 225    58. If you have a fireplace, when was the flue last cleaned? approx 8 years ago
- 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 61. What type of wiring is in this structure?  Copper  Aluminum  Other  Unknown
- 234 62. What amp service does the Property have?  60  100  150  200  Other  Unknown
- 235    63. Does it have 240 volt service? Which are present  Circuit Breakers,  Fuses or  Both?
- 236   64. Are you aware of any additions to the original service?
- 237 If "yes," were the additions done by a licensed electrician? Name and address: Yes
- 238 River Vale Electric. Mike Centinaro 201-725-2575
- 239 \_\_\_\_\_
- 240    65. If "yes," were proper building permits and approvals obtained?
- 241   66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
- 242 67. Explain any "yes" answers that you give in this section: \_\_\_\_\_
- 243 \_\_\_\_\_
- 244 \_\_\_\_\_
- 245 \_\_\_\_\_

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

- 247 Yes No Unknown
- 248   68. Are you aware of any fill or expansive soil on the Property?
- 249   69. Are you aware of any past or present mining operations in the area in which the Property is located?
- 250
- 251   70. Is the Property located in a flood hazard zone?
- 252   71. Are you aware of any drainage or flood problems affecting the Property?
- 253    72. Are there any areas on the Property which are designated as protected wetlands?
- 254   73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
- 255
- 256   74. Are there any water retention basins on the Property or the adjacent properties?
- 257   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: \_\_\_\_\_
- 258 \_\_\_\_\_
- 259 \_\_\_\_\_
- 260
- 261   76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
- 262
- 263 77. Explain any "yes" answers to the preceding questions in this section: \_\_\_\_\_
- 264 \_\_\_\_\_
- 265 \_\_\_\_\_
- 266   78. Do you have a survey of the Property?
- 267

268 **ENVIRONMENTAL HAZARDS**

- 269 Yes No Unknown
- 270   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.
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- 272
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- 274   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: \_\_\_\_\_
- 275 \_\_\_\_\_
- 276
- 277
- 278   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: \_\_\_\_\_
- 279 \_\_\_\_\_
- 280
- 281
- 282
- 283   81. Are you aware if any underground storage tank has been tested?
- 284 (Attach a copy of each test report or closure certificate if available.)
- 285    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?
- 286 (Attach copy of each test report if available.)
- 287
- 288 83. If "yes" to any of the above, explain: During our initial inspection, all was negative
- 289 \_\_\_\_\_
- 290 \_\_\_\_\_

291   83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: Not needed  
 292 \_\_\_\_\_  
 293 \_\_\_\_\_  
 294    84. Is the Property in a designated Airport Safety Zone?  
 295

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

298 Yes No Unknown  
 299   85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it  
 300 may be used due to its being situated within a designated historic district, or a protected area like  
 301 the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local  
 302 zoning ordinances?  
 303   86. Is the Property part of a condominium or other common interest ownership plan?  
 304   86a. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being  
 305 part of a condominium or other form of common interest ownership?  
 306   87. As the owner of the Property, are you required to belong to a condominium association or  
 307 homeowners association, or other similar organization or property owners?  
 308   87a. If so, what is the Association's name and telephone number? \_\_\_\_\_  
 309 \_\_\_\_\_  
 310    87b. If so, are there any dues or assessments involved?  
 311 If "yes," how much? \_\_\_\_\_  
 312   88. Are you aware of any defect, damage, or problem with any common elements or common areas  
 313 that materially affects the Property?  
 314    89. Are you aware of any condition or claim which may result in an increase in assessments or fees?  
 315    90. Since you purchased the Property, have there been any changes to the rules or by-laws of the  
 316 Association that impact the Property?  
 317 91. Explain any "yes" answers you give in this section: \_\_\_\_\_  
 318 \_\_\_\_\_  
 319 \_\_\_\_\_  
 320

321 **MISCELLANEOUS**

322 Yes No Unknown  
 323   92. Are you aware of any existing or threatened legal action affecting the Property or any condominium  
 324 or homeowners association to which you, as an owner, belong?  
 325   93. Are you aware of any violations of Federal, State or local laws or regulations relating to this  
 326 Property?  
 327   94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming  
 328 uses, or set-back violations relating to this Property? If so, please state whether the condition is  
 329 pre-existing non-conformance to present day zoning or a violation to zoning and/or land use  
 330 laws. \_\_\_\_\_  
 331 \_\_\_\_\_  
 332   95. Are you aware of any public improvement, condominium or homeowner association assessments  
 333 against the Property that remain unpaid? Are you aware of any violations of zoning, housing,  
 334 building, safety or fire ordinances that remain uncorrected?  
 335    96. Are there mortgages, encumbrances or liens on this Property?  
 336   96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying  
 337 clear title?  
 338   97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed  
 339 elsewhere on this form? (A defect is "material," if a reasonable person would attach importance  
 340 to its existence or non-existence in deciding whether or how to proceed in the transaction.)  
 341 If "yes," explain: \_\_\_\_\_  
 342 \_\_\_\_\_  
 343   98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any  
 344 special assessments and any association dues or membership fees, are there any other fees that you  
 345 pay on an ongoing basis with respect to this Property, such as garbage collection fees?  
 346 99. Explain any other "yes" answers you give in this section: \_\_\_\_\_  
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**RADON GAS** Instructions to Owners

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

Yes No  
  \_\_\_\_\_  
(Initials) (Initials)

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

Yes No Unknown  
  100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if available.)  
  101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)  
  102. Is radon remediation equipment now present in the Property?  
  102a. If "yes," is such equipment in good working order?

**MAJOR APPLIANCES AND OTHER ITEMS**

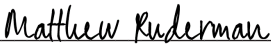
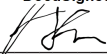
The terms of any final contract executed by the Seller shall be controlling as to what appliances or other items, if any, shall be included in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not applicable.")

Yes No Unknown N/A  
    103. Electric Garage Door Opener  
    103a. If "yes," are they reversible? Number of Transmitters \_\_\_\_\_  
    104. Smoke Detectors  
 Battery  Electric  Both How many 2 i think \_\_\_\_\_  
 Carbon Monoxide Detectors How many 1 \_\_\_\_\_  
Location \_\_\_\_\_  
    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: \_\_\_\_\_

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**ACKNOWLEDGMENT OF SELLER**

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	10/27/2025	08:16 PDT	
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.

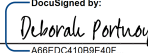

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PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE

**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.

		2/2/2026	17:21 NST
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**

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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  
 474 Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the  
 475 Property. This is the case regardless of whether the Seller completes questions 1-108. Sellers must verify their answers to questions 109-  
 476 110, 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  
 477 based on the Seller's actual knowledge.

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

485  
 486 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  
 487 prepare for a flood emergency, visit [njreal.to/flood-planning](http://njreal.to/flood-planning).

- | 488 | Yes                      | No                                  | Unknown                             |   |
|-----|--------------------------|-------------------------------------|-------------------------------------|---|
| 489 | <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-                            |
| 490 |                          |                                     |                                     | year floodplain") according to FEMA's current flood insurance rate maps for your area?  |
| 491 | <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                               |
| 492 |                          |                                     |                                     | ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?                                      |
| 493 | <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                                    |
| 494 |                          |                                     |                                     | insurance on the Property?  |
| 495 |                          |                                     |                                     | <i>Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate</i>           |
| 496 |                          |                                     |                                     | <i>maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance.</i>       |
| 497 |                          |                                     |                                     | <i>Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones</i>              |
| 498 |                          |                                     |                                     | <i>to purchase flood insurance that covers the structure and the personal property within the structure. Also note that</i>       |
| 499 |                          |                                     |                                     | <i>properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level</i> |
| 500 |                          |                                     |                                     | <i>rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate</i>      |
| 501 |                          |                                     |                                     | <i>maps.</i>  |
| 502 | <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,                             |
| 503 |                          |                                     |                                     | from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance                                 |
| 504 |                          |                                     |                                     | for flood damage to the Property?   |
| 505 |                          |                                     |                                     | <i>For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down</i>       |
| 506 |                          |                                     |                                     | <i>to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for</i>      |
| 507 |                          |                                     |                                     | <i>future assistance.</i>   |
| 508 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 113. Is there flood insurance on the Property?  |
| 509 |                          |                                     |                                     | <i>A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your</i>          |
| 510 |                          |                                     |                                     | <i>policy to determine whether you are covered.</i>   |
| 511 | <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                           |
| 512 |                          |                                     |                                     | must be shared with the buyer.  |
| 513 |                          |                                     |                                     | <i>An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical</i>          |
| 514 |                          |                                     |                                     | <i>information about the flood risk of the Property and is used by flood insurance providers under the National Flood</i>         |
| 515 |                          |                                     |                                     | <i>Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to</i>        |
| 516 |                          |                                     |                                     | <i>use the elevation certificate from a previous owner for their flood insurance policy.</i>                                      |
| 517 | <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,                                    |
| 518 |                          |                                     |                                     | including the National Flood Insurance Program?   |
| 519 |                          |                                     |                                     | If the claim was approved, what was the amount received? \$ _____   |
| 520 | <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                               |
| 521 |                          |                                     |                                     | flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?                                    |
| 522 |                          |                                     |                                     | 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.

\_\_\_\_\_  
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	10/27/2025	11:05 EDT	
SELLER [ID: 11B14FF...]	DATE	SELLER	DATE
DocuSigned by:			
	10/27/2025	08:16 PDT	
SELLER [ID: 5AE542F...]	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**

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_____	_____	_____	_____
PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
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**SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**

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DocuSigned by:  
*Deborah Portney*  
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DocuSigned by:  
*Stacy Esner*  
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SELLER'S REAL ESTATE BROKER/  
BROKER-SALESPERSON/SALESPERSON:

DATE

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

DATE

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



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

654
655 If you responded "yes," answer the following questions.

656
657 Yes No Unknown
658 [ ] 118. When was the Solar Panel System Installed? \_\_\_\_\_
659 [ ] 118a. What is the name and contact information of the business that installed the Solar Panel System? \_\_\_\_\_
660
661 [ ] [X] 118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
662 attach copies to this form.
663 [ ] [ ] [X] 119. Are SRECs available from the Solar Panel System?
664 [ ] [ ] [X] 119a. If SRECs are available, when will the SRECs expire? \_\_\_\_\_
665 [ ] [ ] [X] 120. Is there any storage capacity on the Property for the Solar Panel System?
666 [ ] [X] 121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
667 explain: \_\_\_\_\_
668 \_\_\_\_\_

669
670 Choose one of the following three options:
671 [ ] 122a. The Solar Panel System is financed under a power purchase agreement or other type of financing
672 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
673 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A
674 below.
675 [ ] 122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
676 [ ] 122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

677
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 [ ] [X] 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
692 SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE
693 [ ] 129. What is the current periodic lease payment amount? \$ \_\_\_\_\_
694 [ ] 130. What is the frequency of the periodic lease payments (check one)? [ ] Monthly [ ] Quarterly
695 [ ] 131. What is the expiration date of the lease? \_\_\_\_\_

696 Choose one of the following two options:
697 [ ] 132a. Buyer will assume our obligations under the lease at Closing.
698 [ ] 132b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior
699 to Closing.



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**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

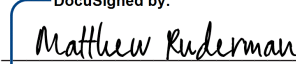
Yes No Unknown

- 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**

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 10/27/2025 | 11:05 EDT

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 10/27/2025 | 08:16 PDT

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SELLER 221B9EFA5AE542F... 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**

