



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

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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. 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**

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33 SKYLINE DRIVE WARREN NJ

Property Address: _____

"Property"

Seller: **PATRICIA TOUBIN**

"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

BUILT IN 1993

X

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: _____

3. What year did the Seller buy the Property **2001**

X

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

APPROX. 8 YRS OLD

X

4. Age of roof _____

5. Has roof been replaced or repaired since Seller bought the Property _____

6. Are you aware of any roof leaks _____

X

7. Explain any "yes" answers that you give in this section: _____

ATTIC, BASEMENTS AND CRAWL SPACES Complete only if applicable

Yes No Unknown

X

8. Does the Property have one or more sump pumps _____

8a. Are there any problems with the operation of any sump pump _____

9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the Property _____

9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the Property _____

10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs: _____

BASEMENT PROFESSIONALLY WATERPROOFED

X

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 _____

X

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

X

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



- 111 14. In what manner is access to the attic space provided
112 __ staircase ☒ pull down stairs __ crawl space with aid of ladder or other device
113 __ other _____
114 15. E plain any "yes" answers that you give in this section: _____
115 _____
116 _____
117 _____

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

119 Yes No Unknown

- 120 16. Are you aware of any termites wood destroying insects, dry rot, or pests affecting the Property
121 ☒
122 17. Are you aware of any damage to the Property caused by termites wood destroying insects, dry
123 rot, or pests
124 ☒
125 18. f "yes," has work been performed to repair the damage
126 19. s your Property under contract by a licensed pest control company f "yes," state the name and
127 address of the licensed pest control company: _____
128 _____
129 20. Are you aware of any termite pest control inspections or treatments performed on the Property
130 in the past
131 21. E plain any "yes" answers that you give in this section: _____
132 _____
133 _____

133 **STRUCTURAL ITEMS**

134 Yes No Unknown

- 135 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations,
136 including any restrictions on how any space, other than the attic or roof, may be used as a result
137 of the manner in which it was constructed
138 ☒
139 23. Are you aware if the Property or any of the structures on it have ever been damaged by fire,
140 smoke, wind or flood
141 ☒
142 24. Are you aware of any fire retardant plywood used in the construction
143 ☒
144 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or
145 retaining walls on the Property
146 ☒
147 26. Are you aware of any present or past efforts made to repair any problems with the items in this
148 section
149 27. E plain any "yes" answers that you give in this section. Please describe the location and nature of
150 the problem: _____
151 _____
152 _____
153 _____

150 **ADDITIONS/REMODELS**

151 Yes No Unknown

- 152 ☒
153 28. Are you aware of any additions, structural changes or other alterations to the structures on the
154 Property made by any present or past owners
155 29. Were the proper building permits and approvals obtained E plain any "yes" answers you give
156 in this section: **GARAGE ADDITION**
157 _____
158 _____
159 _____

159 **PLUMBING, WATER AND SEWAGE**

160 Yes No Unknown

- 161 30. hat is the source of your drinking water
162 ☒ Public Community System ell on Property Other e plain _____
163 31. f your drinking water source is not public, have you performed any tests on the water
164 f so, when _____
165 Attach a copy of or describe the results: _____
166 ☒
167 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
168 location other than the sewer, septic, or other system that services the rest of the Property
169 33. hen was well installed _____
170 Location of well _____

34. Do you have a softener, filter, or other water purification system ☐ Leased ☐ Owned
35. What is the type of sewage system
☒ Public Sewer ☐ Private Sewer ☐ Septic System ☐ Cesspool ☐ Other e plain : _____
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
37. If Septic System, when was it installed _____
 Location _____
38. When was the Septic System or Cesspool last cleaned and or serviced _____
39. Are you aware of any abandoned Septic Systems or Cesspools on your Property
- 39a. If "yes," is the closure in accordance with the municipality's ordinance E plain: _____
40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures including pipes, sinks, tubs and showers, or of any other water or sewage related problems
 If "yes," e plain _____
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," e plain: _____
42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property
43. Is either the private water or sewage system shared If "yes," e plain: _____
44. Water heater: ☐ Electric ☐ Fuel Oil ☐ Gas
 Age of water heater _____
- 44a. Are you aware of any problems with the water heater
45. E plain any "yes" answers that you give in this section: _____

HEATING AND AIR CONDITIONING

Yes No Unknown

46. Type of Air Conditioning:
☒ Central one zone ☐ Central multiple zone ☐ All window unit ☐ None
47. List any areas of the house that are not air conditioned: _____
48. What is the age of Air Conditioning System 2017
49. Type of heat: ☐ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Propane ☐ Heated ☐ Other
50. What is the type of heating system for e ☒ Simple, forced air, hot water or base board, radiator, steam heat **FORCED AIR, RADIANT IN PRIMARY BATH**
51. If it is a centralized heating system, is it one zone or multiple zones _____
52. Age of furnace 2017 Date of last service: _____
53. List any areas of the house that are not heated: _____
ATTIC
54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances
55. If tank is not in use, do you have a closure certificate
56. Are you aware of any problems with any items in this section If "yes," e plain: _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

X

57. Do you have ☐ wood burning stove ☒ fireplace ☐ insert ☐ other
- 57a. Is it presently usable
58. If you have a fireplace, when was the flue last cleaned _____
- 58a. Was the flue cleaned by a professional or non-professional _____
59. Have you obtained any required permits for any such item
60. Are you aware of any problems with any of these items If "yes," please e plain: _____
NO KNOWN ISSUES BEING SOLD "AS IS"

ELECTRICAL SYSTEM

Yes No Unknown

X

61. What type of wiring is in this structure ___ Copper ___ Aluminum ___ Other ___ nknown
62. What amp service does the Property have ___ 60 ___ 100 ___ 150 X200 ___ Other ___ nknown
63. Does it have 240 volt service which are present ___ Circuit breakers, ___ Fuses or ___ oth
64. Are you aware of any additions to the original service
If "yes," were the additions done by a licensed electrician Name and address: _____

SUBPANEL IN BASEMENT UTILITY ROOM

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

X

X

X

X

X

X

X

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

X

X

X

79. Have you received any written notification from any public agency or private concern informing you that the Property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this Property If "yes," attach a copy of any such notice currently in your possession.
79a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this Property If "yes," explain: _____
80. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this Property or adjacent property structure or soil, such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil If "yes," explain: _____
81. Are you aware if any underground storage tank has been tested
Attach a copy of each test report or closure certificate if available.
82. Are you aware if the Property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others
Attach copy of each test report if available.
83. If "yes" to any of the above, explain: _____

291 83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____

292 _____

293 _____

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

295 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS**

296 **AND CO-OPS**

297 **NOT APPLICABLE**

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' association?

308 87a. If so, what is the Association's name and telephone number? _____

309 87b. If so, are there any dues or assessments involved?

310 If "yes," how much? _____

311 88. Are you aware of any defect, damage, or problem with any common elements or common areas

312 that materially affects the Property?

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

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

315 Association that impact the Property?

316 91. Explain any "yes" answers you give in this section: _____

317 _____

318 _____

319 _____

320 **MISCELLANEOUS**

321 Yes No Unknown

322 92. Are you aware of any existing or threatened legal action affecting the Property or any condominium

323 or homeowners association to which you, as an owner, belong?

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

325 Property?

326 94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming

327 uses, or set-back violations relating to this Property? If so, please state whether the condition is

328 pre-existing non-conformance to present day zoning or a violation to zoning and/or land use

329 laws. _____

330 95. Are you aware of any public improvement, condominium or homeowner association assessments

331 against the Property that remain unpaid? Are you aware of any violations of zoning, housing,

332 building, safety or fire ordinances that remain uncorrected?

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

334 96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying

335 clear title?

336 97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed

337 elsewhere on this form? A defect is "material," if a reasonable person would attach importance

338 to its existence or non-existence in deciding whether or how to proceed in the transaction.

339 If "yes," explain: _____

340 98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any

341 special assessments and any association dues or membership fees, are there any other fees that you

342 pay on an ongoing basis with respect to this Property, such as garbage collection fees?

343 99. Explain any other "yes" answers you give in this section: _____

ORIGINAL TEST N/A

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 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 YES 3

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

104. Smoke Detectors

Battery ☒ Electric ☐ Other how many

☒ Carbon Monoxide Detectors how many

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:

X

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 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:

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 names of the persons who made the representations and describe the information that was relied upon.

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, materials or 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
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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.

SELLER'S REAL ESTATE BROKER	DATE
REALTOR-SALESPERSON/SALESPERSON	

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

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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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 [n real.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 [n real.to flood-disclosure](#). To learn more about how to prepare for a flood emergency, visit [n real.to flood-planning](#).

Yes No Unknown

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?

X

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?

X

111. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property?

X

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.

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?

X

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.

113. Is there flood insurance on the Property?

X

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.

114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate must be shared with the buyer.

X

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.

115. Have you ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program?

X

If the claim was approved, what was the amount received _____



116. as 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 names of the persons who made the representation and describe the information that was relied upon.

SELLER	DATE	SELLER	DATE
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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
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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-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

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

The undersigned Seller's real estate 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-salesperson also acknowledges receipt of this completed Flood Disclosure Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

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

NOT APPLICABLE



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

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SOLAR PANEL SYSTEMS Pursuant to P.L. 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.

es No

s the Property serviced by a Solar Panel System

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

es No nknown

118. hen was the Solar Panel System nstalled _____

118a. hat is the name and contact information of the business that installed the Solar Panel System _____

118b. Do you have documents and or contracts relating to the Solar Panel System f "yes," please attach copies to this form.

119. Are SRECs available from the Solar Panel System

119a. f SRECs are available, when will the SRECs e pire _____

120. s there any storage capacity on the Property for the Solar Panel System

121. Are you aware of any defects in or damage to any component of the Solar Panel System f yes, e plain: _____

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 f yes, proceed to Section A below.

122b. The Solar Panel System is the sub ect of a lease agreement. f yes, proceed to Section below.

122c. we own the Solar Panel System outright. f yes, you do not have to answer any further questions.

SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA

123. hat is the current periodic payment amount _____

124. hat is the frequency of the periodic payments check one onthly uarterly

125. hat is the e piration date of the PPA, which is when you will become the owner of the Solar Panel System _____ PPA E piration Date

126. s there a balloon payment that will become due on or before the PPA E piration Date

127. f there is a balloon payment, what is the amount _____

Choose one of the following three options:

128a. uyer will assume my our obligations under the PPA at Closing.

128b. 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.

128c. 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

129. hat is the current periodic lease payment amount _____

130. hat is the frequency of the periodic lease payments check one onthly uarterly

131. hat is the e piration date of the lease _____

Choose one of the following two options:

132a. uyer will assume our obligations under the lease at Closing.

132b. 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 (TRECs) available from the Solar Panel System

133a. If TRECs are available, when will the TRECs expire _____

134. Are Solar Renewable Energy Certificates (SRECs) available from the Solar Panel System

134a. If SRECs are available, when will the SRECs 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 old guidelines for New Jersey Residents pamphlet issued by the New Jersey Department of Health [on real.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 names of the persons who made the representations and describe the information that was relied upon.

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

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective buyer acknowledges receipt of this completed Statutory Disclosures Other terms Addendum to Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective buyer acknowledges that this completed Statutory Disclosures Other terms 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 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, materials or 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 this Statutory Disclosures Other terms 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-salesperson/salesperson also acknowledges receipt of this completed Statutory Disclosures Other terms Addendum to the Property Disclosure for the purpose of providing it to the Prospective buyer.

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