



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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56 Property Address: 22 Woodlot Rd

57 Wayne, NJ, 07470 ("Property").

58 Seller: Beatrice Makanaest

59 Fadi Makanaest ("Seller").

60 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
61 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
62 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property
63 are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely
64 affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts
65 to inspect the Property.

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

68 **OCCUPANCY**

69 Yes No Unknown 1. Age of House, if known Built 1951, renovated 2016

70 2. Does the Seller currently occupy this Property?

71 If not, how long has it been since Seller occupied the Property? _____

72 3. What year did the Seller buy the Property? 2009

73 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of
74 the Property? If "yes," please attach a copy of it to this form.

75 **ROOF**

76 Yes No Unknown 4. Age of roof Back half 5 yrs old, rest 15+ years

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

78 6. Are you aware of any roof leaks?

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

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

81 Yes No Unknown 8. Does the Property have one or more sump pumps?

82 8a. Are there any problems with the operation of any sump pump?

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

85 9a. Are you aware of the presence of any mold or similar natural substance within the basement or
86 crawl spaces or any other areas within any of the structures on the Property?

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

89 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify
90 location: _____

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

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

94 13a. Are you aware of any problems with the operation of such a fan?



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TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes No Unknown

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: _____

16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?
17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?
18. If "yes," has work been performed to repair the damage?
19. Is your Property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: Terminix

20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past?
21. Explain any "yes" answers that you give in this section: Routine pest control 2x1 year.

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STRUCTURAL ITEMS

Yes No Unknown

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

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ADDITIONS/REMODELS

Yes No Unknown

28. Are you aware of any additions, structural changes or other alterations to the structures on the Property made by any present or past owners?
29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: _____

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PLUMBING, WATER AND SEWAGE

Yes No Unknown

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

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

32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any location other than the sewer, septic, or other system that services the rest of the Property?
33. When was well installed? _____
Location of well? _____

171 34. Do you have a softener, filter, or other water purification system? Leased Owned
 172 35. What is the type of sewage system?
 173 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 true septic system and not a cesspool?
 175 37. If Septic System, when was it installed? _____
 176 Location? _____
 177 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
 178 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
 179 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
 180 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems? If "yes," explain _____
 181 41. Are you aware of the presence of any lead piping, including but not limited to any service line, piping materials, fixtures, and solder. If "yes," explain: _____
 182 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
 183 43. Is either the private water or sewage system shared? If "yes," explain: _____
 184 44. Water Heater: Electric Fuel Oil Gas
 185 Age of Water Heater 2023
 186 44a. Are you aware of any problems with the water heater?
 187 45. Explain any "yes" answers that you give in this section:
 188 _____
 189 _____
 190 _____
 191 _____
 192 _____
 193 _____
 194 _____
 195 46. Type of Air Conditioning:
 196 Central one zone Central multiple zone Wall/Window Unit None
 197 47. List any areas of the house that are not air conditioned: Both Bathrooms
 198 Dinette area
 199 48. What is the age of Air Conditioning System? _____
 200 49. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
 201 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) Base board upstairs and Dinette, Radiant floor
 202 51. If it is a centralized heating system, is it one zone or multiple zones? heating downstairs
 203 52. Age of furnace Unknown Date of last service: Dec 2025
 204 53. List any areas of the house that are not heated: N/A
 205 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
 206 55. If tank is not in use, do you have a closure certificate?
 207 56. Are you aware of any problems with any items in this section? If "yes," explain: _____
 208 _____
 209 _____
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 215 216 57. Do you have wood burning stove? fireplace? insert? other
 217 57a. Is it presently usable?
 218 58. If you have a fireplace, when was the flue last cleaned? _____
 219 58a. Was the flue cleaned by a professional or non-professional? _____
 220 59. Have you obtained any required permits for any such item?
 221 60. Are you aware of any problems with any of these items? If "yes," please explain: _____
 222 _____
 223 _____
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 225 _____
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HEATING AND AIR CONDITIONING

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: Both Bathrooms
 205 Dinette area
 206 48. What is the age of Air Conditioning System? _____
 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, steam heat) Base board upstairs and Dinette, Radiant floor
 209 51. If it is a centralized heating system, is it one zone or multiple zones? heating downstairs
 210 52. Age of furnace Unknown Date of last service: Dec 2025
 211 53. List any areas of the house that are not heated: N/A
 212 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
 213 55. If tank is not in use, do you have a closure certificate?
 214 56. Are you aware of any problems with any items in this section? If "yes," explain: _____
 215 _____
 216 _____
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WOODBURNING STOVE OR FIREPLACE

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? _____
 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

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

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: _____

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

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

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

242 Yes No Unknown

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

243 68. Are you aware of any fill or expansive soil on the Property?
 244 69. Are you aware of any past or present mining operations in the area in which the Property is located?
 245 70. Is the Property located in a flood hazard zone?
 246 71. Are you aware of any drainage or flood problems affecting the Property?
 247 72. Are there any areas on the Property which are designated as protected wetlands?
 248 73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
 249 74. Are there any water retention basins on the Property or the adjacent properties?
 250 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: _____

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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251 76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
 252 77. Explain any "yes" answers to the preceding questions in this section: _____

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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253 78. Do you have a survey of the Property?

254 **ENVIRONMENTAL HAZARDS**

255 Yes No Unknown

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

256 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.
 257 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: _____

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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258 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: _____

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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259 81. Are you aware if any underground storage tank has been tested?
 260 (Attach a copy of each test report or closure certificate if available.)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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261 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?
 262 (Attach copy of each test report if available.)

263 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: _____
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296 84. Is the Property in a designated Airport Safety Zone?

297 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS
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: _____

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

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

335 96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
336 clear title?

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

341
342 98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any
343 special assessments and any association dues or membership fees, are there any other fees that you
344 pay on an ongoing basis with respect to this Property, such as garbage collection fees?

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

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

356 Yes No

(Initials) *BM*

(Initials) *FM*

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

361 Yes No Unknown

362 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if
363 available.)
364 101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas?
365 (If "yes," attach a copy of any evidence of such mitigation or treatment.)
366 102. Is radon remediation equipment now present in the Property?
367 102a. If "yes," is such equipment in good working order?

370 MAJOR APPLIANCES AND OTHER ITEMS

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

374 Yes No Unknown N/A

375 103. Electric Garage Door Opener
376 103a. If "yes," are they reversible? Number of Transmitters 2
377 104. Smoke Detectors
378 Battery Electric Both How many 2
379 Carbon Monoxide Detectors How many 2
380 Location Outside bedrooms
381 105. With regard to the above items, are you aware that any item is not in working order?
382 105a. If "yes," identify each item that is not in working order or defective and explain the nature
383 of the problem:
384

385 106. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
386 106a. Were proper permits and approvals obtained?
387 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
388 mechanical components of the pool or spa/hot tub?
389 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
390 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)

391 Refrigerator
392 Range
393 Microwave Oven
394 Dishwasher
395 Trash Compactor
396 Garbage Disposal
397 In-Ground Sprinkler System
398 Central Vacuum System
399 Security System - previous ADT system in garage attic
400 Washer
401 Dryer
402 Intercom
403 Other 2nd fridge in garage
404

405 108. Of those that may be included, is each in working order? Yes
406 If "no," identify each item not in working order, explain the nature of the problem: _____

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ACKNOWLEDGMENT OF SELLER

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

420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470	Beatrice Makarost SELLER	2/1/2026 DATE	SELLER	DATE
	Fadi Makarost SELLER	2/1/2026 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
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RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

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

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

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

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

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

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

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. 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. To learn more about how to
487 prepare for a flood emergency, visit njreal.to/flood-planning.

488 Yes No Unknown

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492 109. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-
493 year floodplain") according to FEMA's current flood insurance rate maps for your area?

494 110. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area
495 ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?

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

498 *Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate
499 maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance.
500 Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones
501 to purchase flood insurance that covers the structure and the personal property within the structure. Also note that
502 properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level
503 rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate
504 maps.*

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506 112. Have you ever received assistance, or are you aware of any previous owners receiving assistance,
507 from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance
508 for flood damage to the Property?

509 *For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down
510 to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for
511 future assistance.*

512

513 113. Is there flood insurance on the Property?
514 *A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your
515 policy to determine whether you are covered.*

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

518 *An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical
519 information about the flood risk of the Property and is used by flood insurance providers under the National Flood
520 Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to
521 use the elevation certificate from a previous owner for their flood insurance policy.*

522

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

525 *If the claim was approved, what was the amount received? \$_____*

526

527 116. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural
528 flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?
529 *If so, how many times? _____*



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

531 **ACKNOWLEDGMENT OF SELLER**

532 The undersigned Seller affirms that the information set forth in the above Flood Risk Addendum to the Disclosure Statement is accurate
533 and complete to Seller's actual knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real
534 estate brokerage firm representing or assisting the Seller to provide this completed Flood Risk Addendum to the Disclosure Statement
535 to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this
536 statement. *If the Seller relied upon any credible representation of another, the Seller should state the name(s) of the person(s) who made
537 the representation(s) and describe the information that was relied upon.
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542

<i>Boeth Makenst</i>	<i>2/1/2026</i>	SELLER	DATE
<i>Fadi Makenst</i>	<i>2/1/2026</i>	SELLER	DATE

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

544 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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545 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

546 The undersigned Prospective Buyer acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement prior
547 to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Flood Risk Addendum to
548 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
549 condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective
550 Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to
551 provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form
552 does not address local conditions which may affect a purchaser's use and enjoyment of the Property such as noise, odors, traffic volume,
553 etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract
554 to purchase the Property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's
555 real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home
556 inspector.

PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
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557 **SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT 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 PL 2023, c312

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

651 Yes No

652 Is the Property serviced by a Solar Panel System?

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

654 Yes No Unknown

655 118. When was the Solar Panel System Installed? _____

656 118a. What is the name and contact information of the business that installed the Solar Panel System? _____

657

658 118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
659 attach copies to this form.

660

661 119. Are SRECs available from the Solar Panel System?

662

663 119a. If SRECs are available, when will the SRECs expire? _____

664

665 120. Is there any storage capacity on the Property for the Solar Panel System?

666

667 121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
668 explain: _____

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

676 122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.

677

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

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

679 123. What is the current periodic payment amount? \$_____

680 124. What is the frequency of the periodic payments (check one)? Monthly Quarterly

681 125. What is the expiration date of the PPA, which is when you will become the owner of the Solar
682 Panel System? _____ ("PPA Expiration Date")

683

684 126. Is there a balloon payment that will become due on or before the PPA Expiration Date?

685

686 127. If there is a balloon payment, what is the amount? \$_____

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

688 128a. Buyer will assume my/our obligations under the PPA at Closing.

689 128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar
690 Panel System can be included in the sale free and clear.

691

692 128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
693 cancellation of the PPA as of the Closing.

694 **SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE**

695 129. What is the current periodic lease payment amount? \$_____

696 130. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly

697 131. What is the expiration date of the lease? _____

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

699 132a. Buyer will assume our obligations under the lease at Closing.

700

132b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior
701 to Closing.



701
702 **SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)**

703 133. Are Solar Transition Renewable Energy Certificates ("TRECs") available from the Solar Panel
704 System?
705 133a. If TRECs are available, when will the TRECs expire? _____
706 134. Are Solar Renewable Energy Certificates II ("SREC II's") available from the Solar Panel System?
707 134a. If SREC II's are available, when will the SREC II's expire? _____

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

709 Yes No Unknown
710

711 135. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other
712 similar natural substance, or repairs or other attempts to control any water or dampness problem on
713 the Property? If yes, please describe the nature of the issue and any attempts to repair or control it:
714 _____
715 _____

716 If yes, pursuant to New Jersey law, the **buyer** of the real Property is advised to refer to the 'Mold
717 Guidelines for New Jersey Residents' pamphlet issued by the New Jersey Department of Health
718 (njrealto/mold-guidelines) **and** has the right to request a physical copy of the pamphlet from the
719 real estate broker, broker-salesperson, or salesperson.

720 **SECONDARY POWER SOURCE Pursuant to PL 2025, c19**

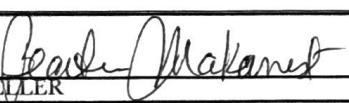
721 Yes No Unknown
722

723 136. Is there a secondary power source at the Property (i.e. permanently installed combustion
724 generators, solar panels, battery storage systems, or any other supplemental source of electrical
725 energy)?
726 136a. If "yes," is a label installed within 18 inches of the main electrical panel and electrical meter
727 warning of the dangers associated with the secondary power sources?

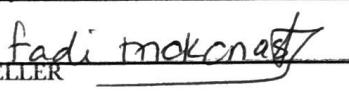
728 **ACKNOWLEDGMENT OF SELLER**

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

734 _____
735 _____
736

	2/1/2026	SELLER	DATE
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737

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