



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

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

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

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.*

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.*

29 *Pursuant to PL. 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.*

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 [flooddisclosure.nj.gov](http://flooddisclosure.nj.gov). Questions 111 through 117 must be answered based on the seller’s actual knowledge.*

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.*

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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**SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT**

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56 **Property Address:** 55 Knox Terrace, #1B Wayne, NJ 07470

57 \_\_\_\_\_ ("Property").

58 **Seller:** Megan McMurtrie and Evan McMurtrie

59 \_\_\_\_\_ ("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

70           

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

72 2. Does the Seller currently occupy this Property?  
 73      If not, how long has it been since Seller occupied the Property? \_\_\_\_\_

74 3. What year did the Seller buy the Property? \_\_\_\_\_

75 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of  
 76      the Property? If "yes," please attach a copy of it to this form.

77 **ROOF**

78 Yes      No      Unknown

79           

80 4. Age of roof \_\_\_\_\_

81 5. Has roof been replaced or repaired since Seller bought the Property?  
 82      6. Are you aware of any roof leaks?  
 83      7. Explain any "yes" answers that you give in this section: \_\_\_\_\_

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

85 Yes      No      Unknown

86           

87 8. Does the Property have one or more sump pumps?  
 88 8a. Are there any problems with the operation of any sump pump?  
 89 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl  
 90      spaces or any other areas within any of the structures on the Property?  
 91 9a. Are you aware of the presence of any mold or similar natural substance within the basement or  
 92      crawl spaces or any other areas within any of the structures on the Property?  
 93 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the  
 94      basement or crawl space? If "yes," describe the location, nature and date of the repairs: \_\_\_\_\_

95           

96 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify  
 97      location:  
 98 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which  
 99      the attic or roof was constructed?  
 100 13. Is the attic or house ventilated by:  a whole house fan?  an attic fan?  
 101 13a. Are you aware of any problems with the operation of such a fan?



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119 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 *NYA*

120  
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132  
133 15. Explain any "yes" answers that you give in this section:  


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

134 Yes No Unknown

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170 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:  


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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:  


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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:  


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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?  


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171	<input type="checkbox"/>	<input checked="" type="checkbox"/>	34. Do you have a softener, filter, or other water purification system? <input type="checkbox"/> Leased <input type="checkbox"/> Owned	
172	<input type="checkbox"/>	<input type="checkbox"/>	35. What is the type of sewage system? <input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> Other (explain): _____	
173	<input type="checkbox"/>	<input type="checkbox"/>	36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true septic system and not a cesspool?	
174	<input type="checkbox"/>	<input type="checkbox"/>	37. If Septic System, when was it installed? _____ Location? _____	
175	<input type="checkbox"/>	<input type="checkbox"/>	38. When was the Septic System or Cesspool last cleaned and/or serviced? _____	
176	<input type="checkbox"/>	<input type="checkbox"/>	39. Are you aware of any abandoned Septic Systems or Cesspools on your Property? _____	
177	<input type="checkbox"/>	<input checked="" type="checkbox"/>	39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____	
178	<input type="checkbox"/>	<input type="checkbox"/>	40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems? If "yes," explain: _____	
179	<input type="checkbox"/>	<input checked="" type="checkbox"/>	41. Are you aware of the presence of any lead piping, including but not limited to any service line, piping materials, fixtures, and solder. If "yes," explain: _____	
180	<input type="checkbox"/>	<input checked="" type="checkbox"/>	42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property? _____	
181	<input type="checkbox"/>	<input checked="" type="checkbox"/>	43. Is either the private water or sewage system shared? If "yes," explain: _____	
182	<input type="checkbox"/>	<input checked="" type="checkbox"/>	44. Water Heater: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Gas Age of Water Heater _____	
183	<input type="checkbox"/>	<input type="checkbox"/>	44a. Are you aware of any problems with the water heater? _____	
184	<input type="checkbox"/>	<input type="checkbox"/>	45. Explain any "yes" answers that you give in this section: _____ _____	
185	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	
186	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	
187	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	
188	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	
189	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	
190	<input type="checkbox"/>	<input type="checkbox"/>	_____	
191	<input type="checkbox"/>	<input type="checkbox"/>	_____	
192	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	
193	<input type="checkbox"/>	<input type="checkbox"/>	_____	
194	<input type="checkbox"/>	<input type="checkbox"/>	_____	
195	<input type="checkbox"/>	<input type="checkbox"/>	_____	
196	<input type="checkbox"/>	<input type="checkbox"/>	_____	
197	<input type="checkbox"/>	<input type="checkbox"/>	_____	
198	<input type="checkbox"/>	<input type="checkbox"/>	_____	
199	<input type="checkbox"/>	<input type="checkbox"/>	_____	
200	<b>HEATING AND AIR CONDITIONING</b>			
201	Yes	No	Unknown	
202	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	46. Type of Air Conditioning: <input type="checkbox"/> Central one zone <input type="checkbox"/> Central multiple zone <input checked="" type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None
203	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	47. List any areas of the house that are not air conditioned: <u>LIVING Room</u>
204	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	48. What is the age of Air Conditioning System? <u>2 yrs</u>
205	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	49. Type of heat: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Unheated <input type="checkbox"/> Other
206	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) <u>Hot WATER base board</u>
207	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	51. If it is a centralized heating system, is it one zone or multiple zones? _____
208	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	52. Age of furnace _____ Date of last service: _____
209	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	53. List any areas of the house that are not heated: _____
210	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances? _____
211	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	55. If tank is not in use, do you have a closure certificate? _____
212	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	56. Are you aware of any problems with any items in this section? If "yes," explain: _____
213	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
214	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
215	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
216	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
217	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
218	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
219	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
220	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
221	<b>WOODBURNING STOVE OR FIREPLACE</b>			
222	Yes	No	Unknown	
223	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	57. Do you have <input type="checkbox"/> wood burning stove? <input type="checkbox"/> fireplace? <input type="checkbox"/> insert? <input type="checkbox"/> other
224	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	57a. Is it presently usable? _____
225	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	58. If you have a fireplace, when was the flue last cleaned? _____
226	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	58a. Was the flue cleaned by a professional or non-professional? _____
227	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	59. Have you obtained any required permits for any such item? _____
228	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	60. Are you aware of any problems with any of these items? If "yes," please explain: _____
229	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
230	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**ELECTRICAL SYSTEM**

Yes      No      Unknown

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

61. What type of wiring is in this structure?  Copper  Aluminum  Other  Unknown  
 62. What amp service does the Property have?  60  100  150  200  Other  Unknown  
 63. Does it have 240 volt service? Which are present  Circuit Breakers,  Fuses or  Both?  
 64. Are you aware of any additions to the original service?  
 If "yes," were the additions done by a licensed electrician? Name and address: \_\_\_\_\_

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

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

<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"/>

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: \_\_\_\_\_

<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: \_\_\_\_\_  
*Yes, it's a condo complex*

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

78. Do you have a survey of the Property?

**ENVIRONMENTAL HAZARDS**

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"/>

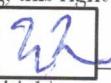
79. Have you received any written notification from any public agency or private concern informing you that the Property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this Property? If "yes," attach a copy of any such notice currently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

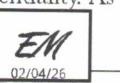
291	<input type="checkbox"/>	<input checked="" type="checkbox"/>	83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____	
292			_____	
293			_____	
294	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	84. Is the Property in a designated Airport Safety Zone?
295				
296	<b>DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS</b>			
297	<b>AND CO-OPS</b>			
298	Yes	No	Unknown	
299	<input type="checkbox"/>	<input checked="" type="checkbox"/>		85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?
300				
301	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86. Is the Property part of a condominium or other common interest ownership plan?
302				
303	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86a. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership?
304				
305	<input checked="" type="checkbox"/>	<input type="checkbox"/>		87. As the owner of the Property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners?
306				
307	<input type="checkbox"/>	<input type="checkbox"/>		87a. If so, what is the Association's name and telephone number? _____
308				
309	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	87b. If so, are there any dues or assessments involved? If "yes," how much? <u>\$324 per month</u>
310				
311	<input type="checkbox"/>	<input checked="" type="checkbox"/>		88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?
312				
313	<input type="checkbox"/>	<input checked="" type="checkbox"/>		89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
314				
315	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property?
316				
317	<input type="checkbox"/>	<input checked="" type="checkbox"/>		91. Explain any "yes" answers you give in this section: _____
318				
319				
320				
321	<b>MISCELLANEOUS</b>			
322	Yes	No	Unknown	
323	<input type="checkbox"/>	<input checked="" type="checkbox"/>		92. Are you aware of any existing or threatened legal action affecting the Property or any condominium or homeowners association to which you, as an owner, belong?
324				
325	<input type="checkbox"/>	<input checked="" type="checkbox"/>		93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?
326				
327	<input type="checkbox"/>	<input checked="" type="checkbox"/>		94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this Property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws. _____
328				
329	<input type="checkbox"/>	<input checked="" type="checkbox"/>		95. Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?
330				
331	<input type="checkbox"/>	<input checked="" type="checkbox"/>		96. Are there mortgages, encumbrances or liens on this Property?
332				
333	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
334				
335	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain: _____
336				
337	<input type="checkbox"/>	<input checked="" type="checkbox"/>		98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this Property, such as garbage collection fees?
338				
339	<input type="checkbox"/>	<input checked="" type="checkbox"/>		99. Explain any other "yes" answers you give in this section: _____
340				
341				
342				
343	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
344				
345				
346				
347				
348				
349				
350				

**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)

  
02/04/26  
Transtar  
dotloop verified

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 \_\_\_\_\_  
 Carbon Monoxide Detectors How many \_\_\_\_\_  
 Location Living room

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? YES

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.

SELLER	DATE	<i>Evan McMurtrie</i>	dotloop verified 02/04/26 7:28 PM EST L402-01VN-DQCE-HJYB
SELLER	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE

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

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

SIGNED	DATE	SIGNED	DATE
--------	------	--------	------

**RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

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

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

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

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

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

<i>Francesca Messercola</i>	dotloop verified 02/09/26 9:26 AM EST MOSY-GIGG-BNSV-K397	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.

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.

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.

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).

489 Yes      No      Unknown

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494 109. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-  
495 year floodplain") according to FEMA's current flood insurance rate maps for your area?  
496 110. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area  
497 ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?  
498 111. Is the Property subject to any requirement under federal law to obtain and maintain flood  
499 insurance on the Property?

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

507            

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

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

514            

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

518            

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

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

525            

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

528 *If the claim was approved, what was the amount received? \$\_\_\_\_\_*

529            

530 116. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural  
531 flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?

532 *If so, how many times? \_\_\_\_\_*



526  
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 531 117. Explain any "yes" answers that you give in this section: \_\_\_\_\_  
 532 \_\_\_\_\_  
 533 \_\_\_\_\_  
 534 \_\_\_\_\_

535 **ACKNOWLEDGMENT OF SELLER**

536 The undersigned Seller affirms that the information set forth in the above Flood Risk Addendum to the Disclosure Statement is accurate  
 537 and complete to Seller's actual knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real  
 538 estate brokerage firm representing or assisting the Seller to provide this completed Flood Risk Addendum to the Disclosure Statement  
 539 to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this  
 540 statement. \*If the Seller relied upon any credible representation of another, the Seller should state the name(s) of the person(s) who made  
 541 the representation(s) and describe the information that was relied upon.  
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		<i>Evan McMurtrie</i>		dotloop verified 02/04/26 7:28 PM EST QUIZ-IQJT-LGH1-WTIJ
SELLER	DATE	SELLER	DATE	
SELLER	DATE	SELLER	DATE	
SIGNED	DATE	SIGNED	DATE	

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

551 The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.  
 552 \_\_\_\_\_  
 553 \_\_\_\_\_

554 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

555 The undersigned Prospective Buyer acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement prior  
 556 to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Flood Risk Addendum to  
 557 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  
 558 condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective  
 559 Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to  
 560 provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form  
 561 does not address local conditions which may affect a purchaser's use and enjoyment of the Property such as noise, odors, traffic volume,  
 562 etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract  
 563 to purchase the Property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's  
 564 real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home  
 565 inspector.  
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585 **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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**SOLAR PANEL SYSTEMS Pursuant to PL 2023, c312**

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

646  
647 Yes      No  
648              
649

650 Is the Property serviced by a Solar Panel System?  
651

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

654  
655 Yes      No      Unknown  
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118. When was the Solar Panel System Installed? \_\_\_\_\_  
118a. What 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? If "yes," please attach copies to this form.  
119. Are SRECs available from the Solar Panel System?  
119a. If SRECs are available, when will the SRECs expire?  
120. Is 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? If yes, explain: \_\_\_\_\_

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

122a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA"). If yes, proceed to **Section A** below.  
122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.  
122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

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

123. What is the current periodic payment amount? \$\_\_\_\_\_  
124. What is the frequency of the periodic payments (check one)?  Monthly  Quarterly  
125. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? \_\_\_\_\_ ("PPA Expiration Date")  
126. Is there a balloon payment that will become due on or before the PPA Expiration Date?  
127. If there is a balloon payment, what is the amount? \$\_\_\_\_\_

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

128a. Buyer will assume my/our obligations under the PPA at Closing.  
128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar Panel System can be included in the sale free and clear.  
128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing.

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

129. What is the current periodic lease payment amount? \$\_\_\_\_\_  
130. What is the frequency of the periodic lease payments (check one)?  Monthly  Quarterly  
131. What is the expiration date of the lease? \_\_\_\_\_

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

132a. Buyer will assume our obligations under the lease at Closing.  
132b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.



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

**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 II ("SREC II")s available from the Solar Panel System?  
 134a. If SREC II are available, when will the SREC II 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 ([njrealto/mold-guidelines](http://njrealto/mold-guidelines)) **and** has the right to request a physical copy of the pamphlet from the real estate broker, broker-salesperson, or salesperson.

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

Yes  No  Unknown

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

**ACKNOWLEDGMENT OF SELLER**

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

		<i>Evan McMurtrie</i>	
SELLER	DATE	SELLER	DATE

dotloop verified  
02/04/26 7:28 PM EST  
USSP-GVBT-RV31-TSTJ

SELLER	DATE	SELLER	DATE
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SIGNED	DATE	SIGNED	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
--------	------

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

**761 RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

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

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

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

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

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

Francesca Messercola		dotloop verified 02/09/26 9:26 AM EST HY4Y-XXPN-8MLE-JLT2	
SELLER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:		DATE	

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