



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

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

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

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

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

18  
 19 *The purpose of the Property Condition Disclosure Statement (“Disclosure Statement”), including the Flood Risk Addendum, is to disclose the*  
 20 *condition of the property, as of the date set forth on the Disclosure Statement or Flood Risk Addendum. The seller is under an obligation to disclose*  
 21 *any known material defects in the property even if not addressed in this printed form. The seller alone is the source of all information contained in*  
 22 *this form. All prospective buyers of the property are cautioned to carefully inspect the property and to carefully inspect the surrounding area for any*  
 23 *off-site conditions that may adversely affect the property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer’s*  
 24 *hiring of qualified experts to inspect the property.*

25  
 26 *If a property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or features even if*  
 27 *the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters, and fireplaces.*

28  
 29 *Pursuant to P.L. 2024, c.32, completion of questions 1 through 108 is mandatory for all sellers of residential real property in the State. Sellers*  
 30 *of residential real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property.*  
 31 *Questions 1 through 108 must be answered to the best of the seller’s knowledge, unless otherwise stated.*

32  
 33 *Pursuant to N.J.S.A. 56:8-19.2, completion of the “Flood Risk Addendum” questions 109 through 117 of the Disclosure Statement, is mandatory*  
 34 *for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions before the*  
 35 *purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller completes questions*  
 36 *1-108 of the Disclosure Statement. Sellers must verify their answers to questions 109 and 110, and may do so using the Flood Risk Notification*  
 37 *Tool located at [floaddisclosure.nj.gov](http://floaddisclosure.nj.gov). Questions 111 through 117 must be answered based on the seller’s actual knowledge.*

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

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

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

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**Property Address:** 45 Holyoke Ct

Wayne, NJ 07470 ("Property").

**Seller:** Shiloo Shyam Bellara

\_\_\_\_ ("Seller").

The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set forth below. The Seller is aware that he or she is under an obligation to disclose any known material defects in the Property even if not addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

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

**OCCUPANCY**

Yes    No    Unknown

- 1. Age of House, if known 1987
- 2. Does the Seller currently occupy this Property?  
If not, how long has it been since Seller occupied the Property? \_\_\_\_\_
- 3. What year did the Seller buy the Property? 1987
- 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the Property? If "yes," please attach a copy of it to this form.

**ROOF**

Yes    No    Unknown

- 4. Age of roof 9 years old
- 5. Has roof been replaced or repaired since Seller bought the Property?
- 6. Are you aware of any roof leaks?
- 7. Explain any "yes" answers that you give in this section: Entire roof was replaced in 2017.  
This was following a leak in the Office ceiling

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

Yes    No    Unknown

- 8. Does the Property have one or more sump pumps?
- 8a. Are there any problems with the operation of any sump pump?
- 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the Property?
- 9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the Property?
- 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs: \_\_\_\_\_  
Historical basement flooding (1989/1990) prior to installation of sump pumps. Minor water intrusion near boiler in 2023. Minor water leakage during hot tub testing
- 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: \_\_\_\_\_
- 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?
- 13. Is the attic or house ventilated by:     a whole house fan?     an attic fan?
- 13a. Are you aware of any problems with the operation of such a fan?



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14. In what manner is access to the attic space provided?  
staircase pull down stairs crawl space with aid of ladder or other device  
other \_\_\_\_\_
15. Explain any "yes" answers that you give in this section: \_\_\_\_\_  
**Historical Basement flooding prior to sump pump installation (1989/1990).**  
**Minor water intrusion near boiler in 2023.Minor water leak from testing hot tub in 2023.**

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

Yes No Unknown

16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?  
 Yes  No
17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?  
 Yes  No
18. If "yes," has work been performed to repair the damage?  
 Yes  No
19. Is your Property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: \_\_\_\_\_
20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past?  
 Yes  No
21. Explain any "yes" answers that you give in this section: **Had raccoon in attic in 2021. In 2021, entire attic underwent complete sanitization, replacement of insulation, and closing of access points in roof. This project completed in 2021.**

**STRUCTURAL ITEMS**

Yes No Unknown

22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed?  
 Yes  No
23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?  
 Yes  No
24. Are you aware of any fire retardant plywood used in the construction?  
 Yes  No
25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?  
 Yes  No
26. Are you aware of any present or past efforts made to repair any problems with the items in this section?  
 Yes  No
27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem: \_\_\_\_\_  
**Historical basement flooding (1989/1990) prior to installation of sump pumps. Minor water intrusion near boiler in 2023. Minor water leakage during hot tub testing in 2023.**

**ADDITIONS/REMODELS**

Yes No Unknown

28. Are you aware of any additions, structural changes or other alterations to the structures on the Property made by any present or past owners?  
 Yes  No
29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: **Had major addition added in 1993, including new primary bedroom with en-suite bathroom and skylight, secondary bedroom with skylight, second HVAC system, extension and remodel of family room with skylight and gas fireplace**

**PLUMBING, WATER AND SEWAGE**

Yes No Unknown

30. What is the source of your drinking water?  
Public Community System Well on Property Other (explain) \_\_\_\_\_
31. If your drinking water source is not public, have you performed any tests on the water? If so, when? \_\_\_\_\_  
 Attach a copy of or describe the results: \_\_\_\_\_
32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any location other than the sewer, septic, or other system that services the rest of the Property?  
 Yes  No  Unknown
33. When was well installed? \_\_\_\_\_  
 Location of well? \_\_\_\_\_

- 171   34. Do you have a softener, filter, or other water purification system? Leased Owned
- 172
- 173   35. What is the type of sewage system?  
Public Sewer Private Sewer Septic System Cesspool Other (explain): \_\_\_\_\_
- 174   36. If you answered "septic system," have you ever had the system inspected to confirm that it is a
- 175 true septic system and not a cesspool?
- 176  37. If Septic System, when was it installed? \_\_\_\_\_
- 177 Location? \_\_\_\_\_
- 178  38. When was the Septic System or Cesspool last cleaned and/or serviced? \_\_\_\_\_
- 179   39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
- 180   39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: \_\_\_\_\_
- 181
- 182   40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
- 183 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
- 184 If "yes," explain Minor water leakage observed during hot tub testing; unit may require
- 185 servicing
- 186   41. Are you aware of the presence of any lead piping, including but not limited to any service line,
- 187 piping materials, fixtures, and solder. If "yes," explain: \_\_\_\_\_
- 188
- 189   42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
- 190 tanks, or dry wells on the Property?
- 191    43. Is either the private water or sewage system shared? If "yes," explain: \_\_\_\_\_
- 192
- 193 44. Water Heater: Electric Fuel Oil Gas
- 194 Age of Water Heater 2 years
- 195   44a. Are you aware of any problems with the water heater?
- 196 45. Explain any "yes" answers that you give in this section: \_\_\_\_\_
- 197
- 198
- 199

**HEATING AND AIR CONDITIONING**

Yes No Unknown

- 201
- 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: \_\_\_\_\_
- 205
- 206  48. What is the age of Air Conditioning System? One is 4 years old. The second is ~15 years old
- 207 49. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 208 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator,
- 209 steam heat) forced air
- 210 51. If it is a centralized heating system, is it one zone or multiple zones? \_\_\_\_\_
- 211 2 zones
- 212 52. Age of furnace Unknown Date of last service: \_\_\_\_\_
- 213 53. List any areas of the house that are not heated: \_\_\_\_\_
- 214
- 215    54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or
- 216 other substances?
- 217   55. If tank is not in use, do you have a closure certificate?
- 218   56. Are you aware of any problems with any items in this section? If "yes," explain: \_\_\_\_\_
- 219
- 220

**WOODBURNING STOVE OR FIREPLACE**

Yes No Unknown

- 221
- 222
- 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 Fireplace has not been used in over 15 years; current condition unknown
- 230

231 **ELECTRICAL SYSTEM**

232 Yes No Unknown

233 61. What type of wiring is in this structure? Copper Aluminum Other Unknown

234   62. What amp service does the Property have? 60 100 150 200 Other Unknown

235    63. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?

236   64. Are you aware of any additions to the original service?

237 If "yes," were the additions done by a licensed electrician? Name and address: \_\_\_\_\_

238 **Electrical system was extended as part of the 1993 addition; details of panel and**

239 **amperage unkonwn.**

240    65. If "yes," were proper building permits and approvals obtained?

241   66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?

242 67. Explain any "yes" answers that you give in this section: \_\_\_\_\_

243 **Electrical system extended as part of 1993 addition; details of panel/amperage unknown**

244 **Front exterior light is operational but may require repair**

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

247 Yes No Unknown

248   68. Are you aware of any fill or expansive soil on the Property?

249   69. Are you aware of any past or present mining operations in the area in which the Property is located?

250

251   70. Is the Property located in a flood hazard zone?

252   71. Are you aware of any drainage or flood problems affecting the Property?

253    72. Are there any areas on the Property which are designated as protected wetlands?

254   73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?

255

256   74. Are there any water retention basins on the Property or the adjacent properties?

257   75. Are you aware if any part of the Property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain: \_\_\_\_\_

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261   76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?

262

263 77. Explain any "yes" answers to the preceding questions in this section: \_\_\_\_\_

264 **Historical basement flooding (1989/1990) prior to installation of sump pumps. Minor**

265 **water intrusion near boiler in 2023. Minor water leakage during hot tub testing in**

266   78. Do you have a survey of the Property?

267

268 **ENVIRONMENTAL HAZARDS**

269 Yes No Unknown

270   79. Have you received any written notification from any public agency or private concern informing you that the Property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this Property? If "yes," attach a copy of any such notice currently in your possession.

271

272   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: \_\_\_\_\_

273

274   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: \_\_\_\_\_

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278   81. Are you aware if any underground storage tank has been tested?

279 (Attach a copy of each test report or closure certificate if available.)

280

281

282

283   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?

284 (Attach copy of each test report if available.)

285    83. If "yes" to any of the above, explain: \_\_\_\_\_

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291   83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: \_\_\_\_\_  
 292 \_\_\_\_\_  
 293 \_\_\_\_\_  
 294    84. Is the Property in a designated Airport Safety Zone?  
 295 \_\_\_\_\_

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

298 Yes No Unknown  
 299   85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it  
 300 may be used due to its being situated within a designated historic district, or a protected area like  
 301 the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local  
 302 zoning ordinances?  
 303   86. Is the Property part of a condominium or other common interest ownership plan?  
 304   86a. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being  
 305 part of a condominium or other form of common interest ownership?  
 306   87. As the owner of the Property, are you required to belong to a condominium association or  
 307 homeowners association, or other similar organization or property owners?  
 308   87a. If so, what is the Association's name and telephone number? Point View Homeowner's  
 309 Association / Young & Associates: 268 Valley Blvd, Woodridge NJ 07075; 201-939-8200  
 310    87b. If so, are there any dues or assessments involved?  
 311 If "yes," how much? \$350 annually  
 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: Association dues include maintenance  
 318 and use of tennis courts and pond  
 319 \_\_\_\_\_  
 320 \_\_\_\_\_

321 **MISCELLANEOUS**

322 Yes No Unknown  
 323   92. Are you aware of any existing or threatened legal action affecting the Property or any condominium  
 324 or homeowners association to which you, as an owner, belong?  
 325   93. Are you aware of any violations of Federal, State or local laws or regulations relating to this  
 326 Property?  
 327   94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming  
 328 uses, or set-back violations relating to this Property? If so, please state whether the condition is  
 329 pre-existing non-conformance to present day zoning or a violation to zoning and/or land use  
 330 laws. \_\_\_\_\_  
 331 \_\_\_\_\_  
 332   95. Are you aware of any public improvement, condominium or homeowner association assessments  
 333 against the Property that remain unpaid? Are you aware of any violations of zoning, housing,  
 334 building, safety or fire ordinances that remain uncorrected?  
 335    96. Are there mortgages, encumbrances or liens on this Property?  
 336   96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying  
 337 clear title?  
 338   97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed  
 339 elsewhere on this form? (A defect is "material," if a reasonable person would attach importance  
 340 to its existence or non-existence in deciding whether or how to proceed in the transaction.)  
 341 If "yes," explain: \_\_\_\_\_  
 342 \_\_\_\_\_  
 343   98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any  
 344 special assessments and any association dues or membership fees, are there any other fees that you  
 345 pay on an ongoing basis with respect to this Property, such as garbage collection fees?  
 346 99. Explain any other "yes" answers you give in this section: Garbage fees: \$119 quarterly  
 347 \_\_\_\_\_  
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**RADON GAS Instructions to Owners**

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

Yes  No



(Initials)

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

Yes No Unknown

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

**MAJOR APPLIANCES AND OTHER ITEMS**

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

Yes No Unknown N/A

- 103. Electric Garage Door Opener
- 103a. If "yes," are they reversible? Number of Transmitters 2
- 104. Smoke Detectors  
 Battery  Electric  Both How many \_\_\_\_\_  
 Carbon Monoxide Detectors How many \_\_\_\_\_  
Location \_\_\_\_\_
- 105. With regard to the above items, are you aware that any item is not in working order?  
105a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: \_\_\_\_\_
- 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.)  
Y Refrigerator  
Y Range  
N Microwave Oven  
Y Dishwasher  
\_\_\_ Trash Compactor  
\_\_\_ Garbage Disposal  
\_\_\_ In-Ground Sprinkler System  
\_\_\_ Central Vacuum System  
Y Security System  
Y Washer  
Y Dryer  
\_\_\_ Intercom  
Y Other
- 108. Of those that may be included, is each in working order?  
If "no," identify each item not in working order, explain the nature of the problem: Hot tub & sauna in primary bathroom are not currently in use; condition unknown

411 **ACKNOWLEDGMENT OF SELLER**

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

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422 SELLER DATE SELLER DATE  
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425 SELLER DATE SELLER DATE  
426

427 **EXECUTOR, ADMINISTRATOR, TRUSTEE** (if applicable)  
428 The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.  
429  
430  
431 SIGNED DATE SIGNED DATE  
432

433 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

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446 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE

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449 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE  
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451 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

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

454  
455 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable  
456 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement  
457 to the buyer.

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

461 

<i>Francesca Messercola</i>	dotloop verified 04/26/26 5:12 PM EDT AQV6-LUWH-KXVO-BLV4
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462 SELLER'S REAL ESTATE BROKER/  
463 BROKER-SALESPERSON/SALESPERSON DATE

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467 PROSPECTIVE BUYER'S REAL ESTATE BROKER/  
468 BROKER-SALESPERSON/SALESPERSON DATE  
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470 **SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**



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

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

473  
 474 Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the  
 475 Property. This is the case regardless of whether the Seller completes questions 1-108. Sellers must verify their answers to questions 109-  
 476 110, and may do so using the Flood Risk Notification Tool located at [njreal.to/flood-disclosure](http://njreal.to/flood-disclosure). Questions 111-117 must be answered  
 477 based on the Seller's actual knowledge.

478  
 479 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding  
 480 now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level  
 481 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.  
 482 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at  
 483 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage  
 484 originated in or after 2020.

485  
 486 To learn more about these impacts, including the flood risk to your Property, visit [njreal.to/flood-disclosure](http://njreal.to/flood-disclosure). To learn more about how to  
 487 prepare for a flood emergency, visit [njreal.to/flood-planning](http://njreal.to/flood-planning).

- | 489 | Yes                                 | No                                  | Unknown                  |   |
|-----|-------------------------------------|-------------------------------------|--------------------------|---|
| 490 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          | 109. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-                            |
| 491 |                                     |                                     |                          | year floodplain") according to FEMA's current flood insurance rate maps for your area?  |
| 492 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          | 110. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area                               |
| 493 |                                     |                                     |                          | ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?                                      |
| 494 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 111. Is the Property subject to any requirement under federal law to obtain and maintain flood                                    |
| 495 |                                     |                                     |                          | insurance on the Property?  |
| 496 |                                     |                                     |                          | <i>Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate</i>           |
| 497 |                                     |                                     |                          | <i>maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance.</i>       |
| 498 |                                     |                                     |                          | <i>Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones</i>              |
| 499 |                                     |                                     |                          | <i>to purchase flood insurance that covers the structure and the personal property within the structure. Also note that</i>       |
| 500 |                                     |                                     |                          | <i>properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level</i> |
| 501 |                                     |                                     |                          | <i>rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate</i>      |
| 502 |                                     |                                     |                          | <i>maps.</i>  |
| 503 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 112. Have you ever received assistance, or are you aware of any previous owners receiving assistance,                             |
| 504 |                                     |                                     |                          | from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance                                 |
| 505 |                                     |                                     |                          | for flood damage to the Property?   |
| 506 |                                     |                                     |                          | <i>For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down</i>       |
| 507 |                                     |                                     |                          | <i>to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for</i>      |
| 508 |                                     |                                     |                          | <i>future assistance.</i>   |
| 509 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | 113. Is there flood insurance on the Property?  |
| 510 |                                     |                                     |                          | <i>A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your</i>          |
| 511 |                                     |                                     |                          | <i>policy to determine whether you are covered.</i>   |
| 512 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | 114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate                           |
| 513 |                                     |                                     |                          | must be shared with the buyer.  |
| 514 |                                     |                                     |                          | <i>An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical</i>          |
| 515 |                                     |                                     |                          | <i>information about the flood risk of the Property and is used by flood insurance providers under the National Flood</i>         |
| 516 |                                     |                                     |                          | <i>Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to</i>        |
| 517 |                                     |                                     |                          | <i>use the elevation certificate from a previous owner for their flood insurance policy.</i>                                      |
| 518 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | 115. Have you ever filed a claim for flood damage to the Property with any insurance provider,                                    |
| 519 |                                     |                                     |                          | including the National Flood Insurance Program?   |
| 520 |                                     |                                     |                          | If the claim was approved, what was the amount received? \$ _____   |
| 521 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 116. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural                               |
| 522 |                                     |                                     |                          | flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?                                    |
| 523 |                                     |                                     |                          | If so, how many times? <u>2</u> _____   |



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117. Explain any "yes" answers that you give in this section: \_\_\_\_\_  
Historical basement flooding (1989/1990) prior to installation of sump pumps. Minor  
water intrusion near boiler in 2023.  
\_\_\_\_\_

**ACKNOWLEDGMENT OF SELLER**

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

<i>Shiloo Shyam Bellara</i>	dotloop verified 04/26/26 2:51 PM EDT OAEV-MIFM-3JZH-AMEK		
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SELLER	DATE	SELLER	DATE
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**EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)**

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

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SIGNED	DATE	SIGNED	DATE
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**RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

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PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
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**ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.

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

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

*Francesca Messercola* dotloop verified  
04/26/26 5:12 PM EDT  
OHOW-HBON-7RCM-5HLK

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

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

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



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

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646 **SOLAR PANEL SYSTEMS** Pursuant to P.L.2023, c312

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

651  
652 Yes No  
653   Is the Property serviced by a Solar Panel System?  
654

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

656  
657 Yes No Unknown  
658    118. When was the Solar Panel System Installed? \_\_\_\_\_  
659    118a. What is the name and contact information of the business that installed the Solar Panel System? \_\_\_\_\_  
660  
661   118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please  
662 attach copies to this form.  
663    119. Are SRECs available from the Solar Panel System?  
664    119a. If SRECs are available, when will the SRECs expire? \_\_\_\_\_  
665    120. Is there any storage capacity on the Property for the Solar Panel System?  
666   121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,  
667 explain: \_\_\_\_\_  
668 \_\_\_\_\_  
669

670 **Choose one of the following three options:**  
671  122a. The Solar Panel System is financed under a power purchase agreement or other type of financing  
672 arrangement which requires me/us to make periodic payments to a Solar Panel System provider  
673 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to **Section A**  
674 below.  
675  122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.  
676  122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.  
677

678 **SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA**  
679  123. What is the current periodic payment amount? \$ \_\_\_\_\_  
680  124. What is the frequency of the periodic payments (check one)?  Monthly  Quarterly  
681  125. What is the expiration date of the PPA, which is when you will become the owner of the Solar  
682 Panel System? \_\_\_\_\_ ("PPA Expiration Date")  
683   126. Is there a balloon payment that will become due on or before the PPA Expiration Date?  
684  127. If there is a balloon payment, what is the amount? \$ \_\_\_\_\_  
685

686 **Choose one of the following three options:**  
687  128a. Buyer will assume my/our obligations under the PPA at Closing.  
688  128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar  
689 Panel System can be included in the sale free and clear.  
690  128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain  
691 cancellation of the PPA as of the Closing.

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

696 **Choose one of the following two options:**  
697  132a. Buyer will assume our obligations under the lease at Closing.  
698  132b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior  
699 to Closing.  
700



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

- 133. Are Solar Transition Renewable Energy Certificates ("TREC's") available from the Solar Panel System?
- 133a. If TREC's are available, when will the TREC's expire? \_\_\_\_\_
- 134. Are Solar Renewable Energy Certificates IIs ("SREC IIs") available from the Solar Panel System?
- 134a. If SREC IIs are available, when will the SREC IIs expire? \_\_\_\_\_

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

- Yes No Unknown
- 135. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar natural substance, or repairs or other attempts to control any water or dampness problem on the Property? If yes, please describe the nature of the issue and any attempts to repair or control it: See prior disclosures: historical basement flooding (1989/1990) prior to sump pump installation; minor water intrusion near boiler in 2023

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

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

- Yes No Unknown
- 136. Is there a secondary power source at the Property (i.e. permanently installed combustion generators, solar panels, battery storage systems, or any other supplemental source of electrical energy)?
- 136a. If "yes," is a label installed within 18 inches of the main electrical panel and electrical meter warning of the dangers associated with the secondary power sources?

**ACKNOWLEDGMENT OF SELLER**

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

<i>Shiloo Shyam Bellara</i>		dotloop verified 04/26/26 2:51 PM EDT Z8HF-QJSF-G61U-GX5N	
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

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.


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

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

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