



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

COMPASS

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

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

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

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

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

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

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

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

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

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



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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56 Property Address: 1 Edgewood Place, Maplewood, NJ 07040
57
58
59 ("Property").

60 Seller: Austin Heaberle, Wendy Jacques
61
62
63 ("Seller").

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

70
71 If your Property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or
72 features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

73 OCCUPANCY

74 Yes No Unknown
75 [] [] []
76 1. Age of House, if known 104 years
77 [X] [] 2. Does the Seller currently occupy this Property?
78 If not, how long has it been since Seller occupied the Property?
79 3. What year did the Seller buy the Property? 2001
80 [X] [] 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of
81 the Property? If "yes," please attach a copy of it to this form.

82 ROOF

83 Yes No Unknown
84 [X] [] []
85 4. Age of roof 3 years
86 [] [] 5. Has roof been replaced or repaired since Seller bought the Property?
87 [] [X] 6. Are you aware of any roof leaks?
88 7. Explain any "yes" answers that you give in this section:
89
90

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

92 Yes No Unknown
93 [] [X]
94 [] [X]
95 [X] []
96
97 [] [X]
98
99 [] [X]
100 8. Does the Property have one or more sump pumps?
101 8a. Are there any problems with the operation of any sump pump?
102 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl
103 spaces or any other areas within any of the structures on the Property?
104 9a. Are you aware of the presence of any mold or similar natural substance within the basement or
105 crawl spaces or any other areas within any of the structures on the Property?
106 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the
107 basement or crawl space? If "yes," describe the location, nature and date of the repairs:
108
109
110 [] [X] 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify
location:
[] [X] 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
the attic or roof was constructed?
[] [X] 13. Is the attic or house ventilated by: ___ a whole house fan? ___ an attic fan?
[] [X] 13a. Are you aware of any problems with the operation of such a fan?



- 111 14. In what manner is access to the attic space provided?
 112 X staircase ___ pull down stairs ___ crawl space with aid of ladder or other device
 113 ___ other _____
 114 15. Explain any "yes" answers that you give in this section: During major storms, like Hurricane Ida
 115 During major storms, like Hurricane Ida, water accumulates in SW corner
 116 During major storms, like Hurricane Ida, water accumulates in SW corner
 117 _____

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

- | | | | | |
|-----|-----|-------|---------|--|
| 119 | Yes | No | Unknown | |
| 120 | [] | [X] | | 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property? |
| 121 | [] | [X] | | 17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests? |
| 122 | | | | |
| 123 | [] | [X] | | 18. If "yes," has work been performed to repair the damage? |
| 124 | [] | [X] | | 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: _____ |
| 125 | | | | _____ |
| 126 | | | | |
| 127 | [] | [X] | | 20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past? |
| 128 | | | | |
| 129 | | | | 21. Explain any "yes" answers that you give in this section: _____ |
| 130 | | | | _____ |
| 131 | | | | _____ |

132

133 **STRUCTURAL ITEMS**

- | | | | | |
|-----|-----|-------|---------|--|
| 134 | Yes | No | Unknown | |
| 135 | [] | [X] | | 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? |
| 136 | | | | |
| 137 | | | | |
| 138 | [] | [X] | | 23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood? |
| 139 | | | | |
| 140 | [] | [X] | | 24. Are you aware of any fire retardant plywood used in the construction? |
| 141 | [] | [X] | | 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property? |
| 142 | | | | |
| 143 | [] | [X] | | 26. Are you aware of any present or past efforts made to repair any problems with the items in this section? |
| 144 | | | | |
| 145 | | | | 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem: _____ |
| 146 | | | | _____ |
| 147 | | | | _____ |
| 148 | | | | |
| 149 | | | | |

150 **ADDITIONS/REMODELS**

- | | | | | |
|-----|-------|-----|---------|---|
| 151 | Yes | No | Unknown | |
| 152 | [X] | [] | | 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? |
| 153 | | | | |
| 154 | [X] | [] | | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: <u> Solar panels were installed, also a fireplace insert</u> |
| 155 | | | | <u> Solar panels were installed, also a fireplace insert</u> |
| 156 | | | | <u> Solar panels were installed, also a fireplace insert</u> |
| 157 | | | | _____ |
| 158 | | | | |

159 **PLUMBING, WATER AND SEWAGE**

- | | | | | |
|-----|-----|-------|---------|---|
| 160 | Yes | No | Unknown | |
| 161 | | | | 30. What is the source of your drinking water?
<u> X Public ___ Community System ___ Well on Property ___ Other (explain) _____</u> |
| 162 | | | | |
| 163 | [] | [X] | | 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____ |
| 164 | | | | Attach a copy of or describe the results: _____ |
| 165 | | | | _____ |
| 166 | | | | |
| 167 | [] | [X] | [] | 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? |
| 168 | | | | |
| 169 | | | [] | 33. When was well installed? _____ |
| 170 | | | | Location of well? _____ |

- 171 [] [X] 34. Do you have a softener, filter, or other water purification system? __ Leased __ Owned
- 172 35. What is the type of sewage system?
- 173 X Public Sewer __ Private Sewer __ Septic System __ Cesspool __ Other (explain): _____
- 174 [] [X] 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 [] [X] 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 [] [X] 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
- 183 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
- 184 If "yes," explain _____
- 185 _____
- 186 [] [X] 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 [] [X] 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 [] [X] [] 43. Is either the private water or sewage system shared? If "yes," explain: _____
- 192 _____
- 193 44. Water Heater: __ Electric __ Fuel Oil X Gas
- 194 [] [] Age of Water Heater 15 years
- 195 [] [X] 44a. Are you aware of any problems with the water heater?
- 196 45. Explain any "yes" answers that you give in this section: It will be replaced in May
- 197 It will be replaced in May
- 198 It will be replaced in May
- 199 _____

HEATING AND AIR CONDITIONING

Yes No Unknown

- 201 46. Type of Air Conditioning:
- 202 __ Central one zone __ Central multiple zone X Wall/Window Unit __ None
- 203 47. List any areas of the house that are not air conditioned: Attic, basemet
- 204 Attic, basemet
- 205 [X] 48. What is the age of Air Conditioning System? _____
- 206 49. Type of heat: __ Electric __ Fuel Oil X Natural Gas __ Propane __ Unheated __ Other
- 207 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator,
- 208 steam heat) Radiator
- 209 51. If it is a centralized heating system, is it one zone or multiple zones? Two zones
- 210 Two zones
- 211 52. Age of furnace 23 years Date of last service: Oct 2025
- 212 53. List any areas of the house that are not heated: _____
- 213 _____
- 214 [] [X] [] 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or
- 215 other substances?
- 216 [X] [] 55. If tank is not in use, do you have a closure certificate?
- 217 [X] [] 56. Are you aware of any problems with any items in this section? If "yes," explain: system is old and wil
- 218 system is old and will be replaced in May 2026
- 219 _____
- 220 _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 221 57. Do you have __ wood burning stove? __ fireplace? X insert? __ other
- 222 57a. Is it presently usable?
- 223 [] [] 58. If you have a fireplace, when was the flue last cleaned? _____
- 224 [X] [] 58a. Was the flue cleaned by a professional or non-professional? _____
- 225 [] [] [X] 59. Have you obtained any required permits for any such item?
- 226 [] [] [X] 60. Are you aware of any problems with any of these items? If "yes," please explain: _____
- 227 [X] [] [] _____
- 228 [] [] _____
- 229 _____
- 230 _____

231 **ELECTRICAL SYSTEM**

232 Yes No Unknown

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

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

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

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

237 If "yes," were the additions done by a licensed electrician? Name and address: Electrical box replaced

238 Electrical box replaced in 2022 with new solar panels

239 Electrical box replaced in 2022 with new solar panels

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

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

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

243 _____

244 _____

245 _____

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

247 Yes No Unknown

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

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

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

251 [] [X] 71. Are you aware of any drainage or flood problems affecting the Property?

252 [] [X] 72. Are there any areas on the Property which are designated as protected wetlands?

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

254 [] [X] 74. Are there any water retention basins on the Property or the adjacent properties?

255 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: _____

256 [] [X] _____

257 [] [X] _____

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

259 77. Explain any "yes" answers to the preceding questions in this section: _____

260 _____

261 [] [X] _____

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

263 [] [X] _____

264 **ENVIRONMENTAL HAZARDS**

265 Yes No Unknown

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

267 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: _____

268 _____

269 [] [X] 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: _____

270 _____

271 [] [X] 81. Are you aware if any underground storage tank has been tested?

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

273 [] [X] [] 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.)

274 83. If "yes" to any of the above, explain: _____

275 _____

276 _____

277 _____

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

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

- 298 Yes No Unknown
- 299 [] [X] 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
- 302
- 303 [] [X] 86. Is the Property part of a condominium or other common interest ownership plan?
- 304 [] [X] 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?
- 305
- 306 [] [X] 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?
- 307
- 308 [] [X] 87a. If so, what is the Association's name and telephone number? _____
- 309
- 310 [] [X] [] 87b. If so, are there any dues or assessments involved?
- 311 If "yes," how much? _____
- 312 [] [] 88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?
- 313
- 314 [] [X] [] 89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
- 315 [] [X] [] 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 91. Explain any "yes" answers you give in this section: _____
- 318 _____
- 319 _____

MISCELLANEOUS

- 322 Yes No Unknown
- 323 [] [X] 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 [] [X] 93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?
- 326
- 327 [] [X] 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
- 330
- 331
- 332 [] [X] 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?
- 333
- 334
- 335 [] [X] [] 96. Are there mortgages, encumbrances or liens on this Property?
- 336 [] [X] 96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
- 337
- 338 [] [X] 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: _____
- 339 _____
- 340
- 341
- 342
- 343 [] [X] 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?
- 344
- 345
- 346 99. Explain any other "yes" answers you give in this section: _____
- 347 _____
- 348
- 349
- 350

351 **RADON GAS Instructions to Owners**

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

356 Yes No
357 [X] [] AT WJ
358 (Initials) (Initials)

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

- 361
- 362 Yes No Unknown
- 363 [] [X] 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if
364 available.)
- 365 [] [X] 101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas?
366 (If "yes," attach a copy of any evidence of such mitigation or treatment.)
- 367 [X] [] 102. Is radon remediation equipment now present in the Property?
- 368 [X] [] 102a. If "yes," is such equipment in good working order?
- 369

370 **MAJOR APPLIANCES AND OTHER ITEMS**

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

- 374
- 375 Yes No Unknown N/A
- 376 [X] [] [] [] 103. Electric Garage Door Opener
- 377 [X] [] [] [] 103a. If "yes," are they reversible? Number of Transmitters 3
- 378 [X] [] [] [] 104. Smoke Detectors
379 X Battery Electric Both How many _____
380 X Carbon Monoxide Detectors How many 1
381 Location 2nd floor
- 382 [] [X] [] [] 105. With regard to the above items, are you aware that any item is not in working order?
383 105a. If "yes," identify each item that is not in working order or defective and explain the nature
384 of the problem: _____
385 _____
- 386 [] [X] [] [] 106. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
- 387 [] [X] [] [] 106a. Were proper permits and approvals obtained?
- 388 [] [X] [] [] 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
389 mechanical components of the pool or spa/hot tub?
- 390 [X] [] [] [] 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
- 391 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
- 392 [X] Refrigerator
- 393 [X] Range
- 394 [] Microwave Oven
- 395 [X] Dishwasher
- 396 [] Trash Compactor
- 397 [] Garbage Disposal
- 398 [] In-Ground Sprinkler System
- 399 [] Central Vacuum System
- 400 [] Security System
- 401 [X] Washer
- 402 [X] Dryer
- 403 [] Intercom
- 404 [] Other
- 405 108. Of those that may be included, is each in working order?
406 If "no," identify each item not in working order, explain the nature of the problem: _____
407 _____
408 _____
409 _____
410 _____

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.

417 _____
418 _____

419 Signed by: _____
420 Austin Heaberte 5/6/2026
421 _____ DATE SELLER DATE

422 _____
423 Signed by: _____
424 Wendy Jacques 5/8/2026
425 _____ DATE SELLER DATE

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.

444 _____
445 _____
446 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE
447 _____
448 _____
449 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE
450 _____

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.

458 _____
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 Signed by: _____
462 Ann Laskowski 5/8/2026
463 _____ DATE
464 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
465 BROKER-SALESPERSON/SALESPERSON

466 _____
467 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
468 BROKER-SALESPERSON/SALESPERSON DATE
469 _____

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. Questions 111-117 must be answered
 477 based on the Seller's actual knowledge.
 478

479 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding
 480 now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level
 481 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.
 482 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at
 483 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage
 484 originated in or after 2020.
 485

486 To learn more about these impacts, including the flood risk to your Property, visit njreal.to/flood-disclosure. To learn more about how to
 487 prepare for a flood emergency, visit njreal.to/flood-planning.
 488

- | 489 | Yes | No | Unknown | |
|-----|-----|-----|---------|--|
| 490 | [] | [X] | | 109. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area (“100-
year floodplain”) according to FEMA's current flood insurance rate maps for your area? |
| 491 | | | | |
| 492 | [] | [X] | | 110. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area
(“500-year floodplain”) according to FEMA's current flood insurance rate maps for your area? |
| 493 | | | | |
| 494 | [] | [X] | [] | 111. Is the Property subject to any requirement under federal law to obtain and maintain flood
insurance on the Property?
<i>Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate
 maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance.
 Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones
 to purchase flood insurance that covers the structure and the personal property within the structure. Also note that
 properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level
 rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate
 maps.</i> |
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| 503 | [] | [X] | [] | 112. Have you ever received assistance, or are you aware of any previous owners receiving assistance,
from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance
for flood damage to the Property?
<i>For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down
 to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for
 future assistance.</i> |
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| 509 | [] | [] | [X] | 113. Is there flood insurance on the Property?
<i>A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your
 policy to determine whether you are covered.</i> |
| 510 | | | | |
| 511 | | | | |
| 512 | [] | [] | [X] | 114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate
must be shared with the buyer.
<i>An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical
 information about the flood risk of the Property and is used by flood insurance providers under the National Flood
 Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to
 use the elevation certificate from a previous owner for their flood insurance policy.</i> |
| 513 | | | | |
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| 518 | [] | [X] | [] | 115. Have you ever filed a claim for flood damage to the Property with any insurance provider,
including the National Flood Insurance Program?
If the claim was approved, what was the amount received? \$ _____ |
| 519 | | | | |
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526 [] [] [] 116. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural
 527 flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?
 528 If so, how many times? 4
 529 117. Explain any "yes" answers that you give in this section: In extreme weather events, like hurric
 530 In extreme weather events, like hurricanes, nor'easters, water accumulates
 531 In extreme weather events, like hurricanes, nor'easters, water accumulates
 532 In extreme weather events, like hurricanes, nor'easters, water accumulates
 533

534 **ACKNOWLEDGMENT OF SELLER**

535 The undersigned Seller affirms that the information set forth in the above Flood Risk Addendum to the Disclosure Statement is accurate
 536 and complete to Seller's actual knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real
 537 estate brokerage firm representing or assisting the Seller to provide this completed Flood Risk Addendum to the Disclosure Statement
 538 to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this
 539 statement. *If the Seller relied upon any credible representation of another, the Seller should state the name(s) of the person(s) who made
 540 the representation(s) and describe the information that was relied upon.
 541
 542
 543

544 Signed by:
 545 Austin Heaberle 5/6/2026
 546 _____ DATE SELLER _____ DATE
 547 SELLER 3M8BDF7FE745D...
 548 Signed by:
 549 Wendy Jacques 5/8/2026
 550 _____ DATE SELLER _____ DATE
 551 SELLER 76573F149D...
 552

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

554 The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.
 555
 556

557 _____ SIGNED _____ DATE _____ SIGNED _____ DATE
 558
 559

560 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

561 The undersigned Prospective Buyer acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement prior
 562 to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Flood Risk Addendum to
 563 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
 564 condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective
 565 Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to
 566 provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form
 567 does not address local conditions which may affect a purchaser's use and enjoyment of the Property such as noise, odors, traffic volume,
 568 etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract
 569 to purchase the Property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's
 570 real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home
 571 inspector.
 572
 573

574 _____ PROSPECTIVE BUYER _____ DATE _____ PROSPECTIVE BUYER _____ DATE
 575
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577 _____ PROSPECTIVE BUYER _____ DATE _____ PROSPECTIVE BUYER _____ DATE
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SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE



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

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646 SOLAR PANEL SYSTEMS Pursuant to 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 Yes No
652 [X] [] Is the Property serviced by a Solar Panel System?

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

656 Yes No Unknown
657 [] [] 118. When was the Solar Panel System Installed? 2022
658 [] 118a. What is the name and contact information of the business that installed the Solar Panel System?
659 Venture Solar, 67 West St Brooklyn, NY 11222
660 [X] [] 118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
662 attach copies to this form.
663 [X] [] [] 119. Are SRECs available from the Solar Panel System?
664 [] [] 119a. If SRECs are available, when will the SRECs expire? 12 years, we believe
665 [] [X] [] 120. Is there any storage capacity on the Property for the Solar Panel System?
666 [] [X] 121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
667 explain:
668

Choose one of the following three options:

670 [X] 122a. The Solar Panel System is financed under a power purchase agreement or other type of financing
671 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
672 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A
673 below.
674 [] 122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
675 [] 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

679 [] 123. What is the current periodic payment amount? \$ 161.49
680 [] 124. What is the frequency of the periodic payments (check one)? [X] 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? 2047 ("PPA Expiration Date")
683 [] [X] 126. Is there a balloon payment that will become due on or before the PPA Expiration Date?
684 [] 127. If there is a balloon payment, what is the amount? \$

Choose one of the following three options:

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

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?

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.



- 701 **SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)**
- 702 133. Are Solar Transition Renewable Energy Certificates ("TRECs") available from the Solar Panel
- 703 System?
- 704 133a. If TRECs are available, when will the TRECs expire? _____
- 705 134. Are Solar Renewable Energy Certificate IIs ("SREC IIs") available from the Solar Panel System?
- 706 134a. If SREC IIs are available, when will the SREC IIs expire? _____

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

- 709 Yes No Unknown
- 710 135. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other
- 711 similar natural substance, or repairs or other attempts to control any water or dampness problem on
- 712 the Property? If yes, please describe the nature of the issue and any attempts to repair or control it:
- 713 In the basement during extreme weather events, like a hurricane
- 714 In the basement during extreme weather events, like a hurricane
- 715 In the basement during extreme weather events, like a hurricane
- 716 If yes, pursuant to New Jersey law, the **buyer** of the real Property is advised to refer to the 'Mold
- 717 Guidelines for New Jersey Residents' pamphlet issued by the New Jersey Department of Health
- 718 (njreal.to/mold-guidelines) and has the right to request a physical copy of the pamphlet from the
- 719 real estate broker, broker-salesperson, or salesperson.

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

- 722 Yes No Unknown
- 723 136. Is there a secondary power source at the Property (i.e. permanently installed combustion
- 724 generators, solar panels, battery storage systems, or any other supplemental source of electrical
- 725 energy)?
- 726 136a. If "yes," is a label installed within 18 inches of the main electrical panel and electrical meter
- 727 warning of the dangers associated with the secondary power sources?

730 **ACKNOWLEDGMENT OF SELLER**

731 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's

732 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing

733 or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller

734 alone is the source of all information contained in this statement. *If the Seller relied upon any credible representations of another, the

735 Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

736 _____

737 _____

738 **Signed by:**

739 Austin Heaberle 5/6/2026

740 _____

741 SELLER 1758DF7FE745D... DATE SELLER DATE

742 **Signed by:**

743 Wendy Jacques 5/8/2026

744 _____

745 SELLER 1758DF6573F149D... DATE SELLER DATE

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

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

749 _____

750 _____

751 SIGNED DATE SIGNED DATE

760 **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.
773

774
775 _____ DATE _____ PROSPECTIVE BUYER _____ DATE
776
777 _____
778 PROSPECTIVE BUYER _____ DATE _____ PROSPECTIVE BUYER _____ DATE
779

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.
790

791 *Ann Laskowski* _____ 5/8/2026
792 Signed by: _____ DATE
793 ~~SELLER'S REAL ESTATE BROKER/~~
794 ~~BROKER-SALESPERSON/SALESPERSON:~~

795
796 _____
797 PROSPECTIVE BUYER'S REAL ESTATE BROKER/ _____ DATE
798 BROKER-SALESPERSON/SALESPERSON
799

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