



**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, PL.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 [flooddisclosure.nj.gov](http://flooddisclosure.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.





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

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56 **Property Address:** 2823 Schooner Lane, Hammonton, NJ 08037

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

59 **Seller:** KMD Construction LLC

62 \_\_\_\_\_ ("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.

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.

74 **OCCUPANCY**

75 Yes	No	Unknown	<input type="checkbox"/>	1. Age of House, if known <u>1970s</u>
76 <input type="checkbox"/>	<input checked="" type="checkbox"/>			2. Does the Seller currently occupy this Property? If not, how long has it been since Seller occupied the Property? _____
77 <input checked="" type="checkbox"/>	<input type="checkbox"/>			3. What year did the Seller buy the Property? <u>2025</u>
78 <input checked="" type="checkbox"/>	<input type="checkbox"/>			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.

82 **ROOF**

84 Yes	No	Unknown	<input type="checkbox"/>	4. Age of roof <u>new</u>
85 <input checked="" type="checkbox"/>	<input type="checkbox"/>			5. Has roof been replaced or repaired since Seller bought the Property?
86 <input type="checkbox"/>	<input checked="" type="checkbox"/>			6. Are you aware of any roof leaks?
87 <input type="checkbox"/>	<input checked="" type="checkbox"/>			7. Explain any "yes" answers that you give in this section: <u>new roof fall of 2025</u>

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

92 Yes	No	Unknown	<input type="checkbox"/>	8. Does the Property have one or more sump pumps?
93 <input type="checkbox"/>	<input checked="" type="checkbox"/>			8a. Are there any problems with the operation of any sump pump?
94 <input type="checkbox"/>	<input checked="" type="checkbox"/>			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?
95 <input type="checkbox"/>	<input checked="" type="checkbox"/>			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?
96 <input type="checkbox"/>	<input checked="" type="checkbox"/>			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: _____
97 <input type="checkbox"/>	<input checked="" type="checkbox"/>			11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: _____
98 <input type="checkbox"/>	<input checked="" type="checkbox"/>			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?
99 <input type="checkbox"/>	<input checked="" type="checkbox"/>			13. Is the attic or house ventilated by: <input type="checkbox"/> a whole house fan? <input type="checkbox"/> an attic fan?
100 <input type="checkbox"/>	<input checked="" type="checkbox"/>			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	<input type="checkbox"/> staircase <input checked="" type="checkbox"/> pull down stairs <input type="checkbox"/> crawl space with aid of ladder or other device
113	<input type="checkbox"/> other _____
114	15. Explain any "yes" answers that you give in this section: _____ _____
115	
116	
117	
118	<b>TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS</b>
119	Yes    No    Unknown
120	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
121	16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?
122	<input type="checkbox"/> <input checked="" type="checkbox"/>
123	17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?
124	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
125	18. If "yes," has work been performed to repair the damage?
126	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: _____
127	<input type="checkbox"/> <input checked="" type="checkbox"/>
128	20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past?
129	21. Explain any "yes" answers that you give in this section: _____ _____
130	
131	
132	
133	<b>STRUCTURAL ITEMS</b>
134	Yes    No    Unknown
135	<input type="checkbox"/> <input checked="" type="checkbox"/>
136	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?
137	<input type="checkbox"/> <input checked="" type="checkbox"/>
138	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	<input type="checkbox"/> <input checked="" type="checkbox"/>
140	24. Are you aware of any fire retardant plywood used in the construction?
141	<input type="checkbox"/> <input checked="" type="checkbox"/>
142	25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?
143	<input type="checkbox"/> <input checked="" type="checkbox"/>
144	26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
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	<b>ADDITIONS/REMODELS</b>
151	Yes    No    Unknown
152	<input type="checkbox"/> <input checked="" type="checkbox"/>
153	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?
154	<input checked="" type="checkbox"/> <input type="checkbox"/>
155	29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: <u>electric, plumbing, HVAC</u>
156	
157	
158	
159	<b>PLUMBING, WATER AND SEWAGE</b>
160	Yes    No    Unknown
161	30. What is the source of your drinking water? <input type="checkbox"/> Public <input type="checkbox"/> Community System <input checked="" type="checkbox"/> Well on Property <input type="checkbox"/> Other (explain) _____
162	31. If your drinking water source is not public, have you performed any tests on the water? If so, when? <u>fall 2025</u>
163	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?
164	33. When was well installed? _____
165	Location of well? <u>side yard</u>
166	
167	
168	
169	
170	

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

## HEATING AND AIR CONDITIONING

Yes    No    Unknown

202      46. Type of Air Conditioning:  
 203       Central one zone  Central multiple zone  Wall/Window Unit  None  
 204      47. List any areas of the house that are not air conditioned: \_\_\_\_\_  
 205             48. What is the age of Air Conditioning System? new  
 206            49. Type of heat:  Electric  Fuel Oil  Natural Gas  Propane  Unheated  Other  
 207            50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) forced air  
 208            51. If it is a centralized heating system, is it one zone or multiple zones? \_\_\_\_\_  
 209            52. Age of furnace new      Date of last service: \_\_\_\_\_  
 210            53. List any areas of the house that are not heated: \_\_\_\_\_  
 211              54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?  
 212             55. If tank is not in use, do you have a closure certificate?  
 213             56. Are you aware of any problems with any items in this section? If "yes," explain: \_\_\_\_\_  
 214         propane tank above ground  
 215      \_\_\_\_\_  
 216      \_\_\_\_\_  
 217      \_\_\_\_\_  
 218      \_\_\_\_\_  
 219      \_\_\_\_\_  
 220      \_\_\_\_\_  
 221      \_\_\_\_\_  
 222      \_\_\_\_\_  
 223      \_\_\_\_\_  
 224      \_\_\_\_\_  
 225      \_\_\_\_\_  
 226      \_\_\_\_\_  
 227      \_\_\_\_\_  
 228      \_\_\_\_\_  
 229      \_\_\_\_\_  
 230      \_\_\_\_\_

## WOODBURNING STOVE OR FIREPLACE

Yes    No    Unknown

223             57. Do you have  wood burning stove?  fireplace?  insert?  other  
 224              57a. Is it presently usable?  
 225              58. If you have a fireplace, when was the flue last cleaned? fall 2025  
 226              58a. Was the flue cleaned by a professional or non-professional?  
 227              59. Have you obtained any required permits for any such item?  
 228              60. Are you aware of any problems with any of these items? If "yes," please explain: \_\_\_\_\_  
 229      \_\_\_\_\_  
 230      \_\_\_\_\_

231 **ELECTRICAL SYSTEM**

232 Yes No Unknown

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

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

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

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 \_\_\_\_\_  
 244 \_\_\_\_\_  
 245 \_\_\_\_\_

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

247 Yes No Unknown

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

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 70. Is the Property located in a flood hazard zone?  
 251 71. Are you aware of any drainage or flood problems affecting the Property?  
 252 72. Are there any areas on the Property which are designated as protected wetlands?  
 253 73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?  
 254 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 \_\_\_\_\_  
 257 \_\_\_\_\_  
 258 \_\_\_\_\_

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

260 76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?  
 261 77. Explain any "yes" answers to the preceding questions in this section: \_\_\_\_\_  
 262 \_\_\_\_\_  
 263 \_\_\_\_\_  
 264 \_\_\_\_\_

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

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

266 **ENVIRONMENTAL HAZARDS**

267 Yes No Unknown

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

268 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.  
 269 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: \_\_\_\_\_  
 270 \_\_\_\_\_

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

271 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: \_\_\_\_\_  
 272 \_\_\_\_\_  
 273 \_\_\_\_\_

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

274 81. Are you aware if any underground storage tank has been tested?  
 275 (Attach a copy of each test report or closure certificate if available.)  
 276 \_\_\_\_\_

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

277 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.)  
 278 \_\_\_\_\_  
 279 83. If "yes" to any of the above, explain: \_\_\_\_\_  
 280 \_\_\_\_\_  
 281 \_\_\_\_\_  
 282 \_\_\_\_\_  
 283 \_\_\_\_\_  
 284 \_\_\_\_\_  
 285 \_\_\_\_\_  
 286 \_\_\_\_\_  
 287 \_\_\_\_\_  
 288 \_\_\_\_\_  
 289 \_\_\_\_\_  
 290 \_\_\_\_\_

291              83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: \_\_\_\_\_  
 292  
 293

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

295  
**DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS  
 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? \_\_\_\_\_

310                  87b. If so, are there any dues or assessments involved?

311      If "yes," how much? \_\_\_\_\_

312              88. Are you aware of any defect, damage, or problem with any common elements or common areas  
 313      that materially affects the Property?

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

315                  90. Since you purchased the Property, have there been any changes to the rules or by-laws of the  
 316      Association that impact the Property?

317      91. Explain any "yes" answers you give in this section: \_\_\_\_\_

318  
**MISCELLANEOUS**

319      Yes    No    Unknown

320              92. Are you aware of any existing or threatened legal action affecting the Property or any condominium  
 321      or homeowners association to which you, as an owner, belong?

322              93. Are you aware of any violations of Federal, State or local laws or regulations relating to this  
 323      Property?

324              94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming  
 325      uses, or set-back violations relating to this Property? If so, please state whether the condition is  
 326      pre-existing non-conformance to present day zoning or a violation to zoning and/or land use  
 327      laws. \_\_\_\_\_

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

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

332              96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying  
 333      clear title?

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

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

341      99. Explain any other "yes" answers you give in this section: \_\_\_\_\_



**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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420 *Stephen DiDonato*

421 dotloop verified  
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422 SELLER

423 DATE

424 SELLER

425 DATE

426 SELLER

427 DATE

428 SELLER

429 DATE

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

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

432 SIGNED

433 DATE

434 SIGNED

435 DATE

**436 RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

447 PROSPECTIVE BUYER

448 DATE

449 PROSPECTIVE BUYER

450 DATE

451 PROSPECTIVE BUYER

452 DATE

453 PROSPECTIVE BUYER

454 DATE

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

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

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

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

463 SELLER'S REAL ESTATE BROKER/  
464 BROKER-SALESPERSON/SALESPERSON

465 DATE

466 PROSPECTIVE BUYER'S REAL ESTATE BROKER/  
467 BROKER-SALESPERSON/SALESPERSON

468 DATE

469 **SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**



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

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

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

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

485 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  
486 prepare for a flood emergency, visit [njreal.to/flood-planning](http://njreal.to/flood-planning).

489	Yes	No	Unknown	
490	<input type="checkbox"/>	<input type="checkbox"/>		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	<input type="checkbox"/>	<input type="checkbox"/>		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?
492	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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>
493	<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, 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>
494	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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>
495	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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>
496	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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? \$_____
497	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	116. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?  If so, how many times? _____



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

531 **ACKNOWLEDGMENT OF SELLER**

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

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<i>Stephen DiDonato</i>	dotloop verified 01/1/26 2:2 PM EST AWD-F-E-D3Z		
SELLER	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE

542  
543544 **EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)**

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

546  
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SIGNED	DATE	SIGNED	DATE

548  
549550 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

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PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
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**SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**

586	<b>ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON</b>	
587	The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this completed Flood Risk	
588	Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.	
589		
590	The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable	
591	diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement	
592	to the buyer.	
593		
594	The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Flood Disclosure	
595	Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.	
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598	SELLER'S REAL ESTATE BROKER/	DATE
599	BROKER-SALESPERSON/SALESPERSON:	
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603	PROSPECTIVE BUYER'S REAL ESTATE BROKER/	DATE
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645	<b>ADDENDUM REGARDING STATUTORY DISCLOSURES &amp; OTHER ITEMS CONTINUES ON NEXT PAGE</b>	



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

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**SOLAR PANEL SYSTEMS** Pursuant to PL.2023, c312

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

646 Yes      No  
647           

648      Is the Property serviced by a Solar Panel System?

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

650 Yes      No      Unknown  
651                 

652      118. When was the Solar Panel System Installed? \_\_\_\_\_  
653      118a. What is the name and contact information of the business that installed the Solar Panel System? \_\_\_\_\_  
654  
655      118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form.  
656      119. Are SRECs available from the Solar Panel System?  
657      119a. If SRECs are available, when will the SRECs expire? \_\_\_\_\_  
658      120. Is there any storage capacity on the Property for the Solar Panel System?  
659      121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: \_\_\_\_\_  
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**Choose one of the following three options:**

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

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

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

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

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

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

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

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

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



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

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

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

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

Yes	No	Unknown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

If yes, pursuant to New Jersey law, the **buyer** of the real Property is advised to refer to the 'Mold Guidelines for New Jersey Residents' pamphlet issued by the New Jersey Department of Health ([njreal.to/mold-guidelines](https://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 PL.2025, c19

Yes	No	Unknown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

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.

SELLER	DATE	SELLER	DATE
<i>Stephen DiDonato</i>	dotloop verified 01/1/26 2:2 PM EST DNQ-WVFT-AE3A		
SELLER	DATE	SELLER	DATE

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

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

SIGNED	DATE	SIGNED	DATE

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

**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.

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

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

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

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

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

791 Barbara Smith	
792 SELLER'S REAL ESTATE BROKER/	DATE
793 BROKER-SALESPERSON/SALESPERSON:	
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797 PROSPECTIVE BUYER'S REAL ESTATE BROKER/	DATE
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