



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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1 Property Address: 11 Henry Budd Circle | Newton, NJ 07860
 2
 3
 4

(“Property”).

5 Seller: Jennifer Makarevich
 6
 7

(“Seller”).

8
 9 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
 10 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
 11 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property
 12 are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely
 13 affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts
 14 to inspect the Property.

15
 16 If your Property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or
 17 features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

20 **OCCUPANCY**

- | | | |
|-------------------------------------|--------------------------|--------------------------|
| Yes | No | Unknown |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- 21 1. Age of House, if known 77 years
 22 2. Does the Seller currently occupy this Property?
 23 If not, how long has it been since Seller occupied the Property? _____
 24 3. What year did the Seller buy the Property? 2024
 25 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of
 26 the Property? If “yes,” please attach a copy of it to this form.

29 **ROOF**

- | | | |
|--------------------------|-------------------------------------|-------------------------------------|
| Yes | No | Unknown |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
- 30 4. Age of roof _____
 31 5. Has roof been replaced or repaired since Seller bought the Property? _____
 32 6. Are you aware of any roof leaks? _____
 33 7. Explain any “yes” answers that you give in this section: _____

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

- | | | |
|--------------------------|-------------------------------------|---------|
| Yes | No | Unknown |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
- 38 8. Does the Property have one or more sump pumps?
 39 8a. Are there any problems with the operation of any sump pump?
 40 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl
 41 spaces or any other areas within any of the structures on the Property?
 42 9a. Are you aware of the presence of any mold or similar natural substance within the basement or
 43 crawl spaces or any other areas within any of the structures on the Property?
 44 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the
 45 basement or crawl space? If “yes,” describe the location, nature and date of the repairs:
 46 _____
 47
 48
 49 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If “yes,” specify
 50 location: _____



51 52 53 54 55 56 57 58 59 60 61	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <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? 13. Is the attic or house ventilated by: <input type="checkbox"/> a whole house fan? <input type="checkbox"/> an attic fan? 13a. Are you aware of any problems with the operation of such a fan? 14. In what manner is access to the attic space provided? <input type="checkbox"/> staircase <input type="checkbox"/> pull down stairs <input type="checkbox"/> crawl space with aid of ladder or other device <input type="checkbox"/> other _____ no attic 15. Explain any "yes" answers that you give in this section: <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>
TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS		
62 63 64 65 66 67 68 69 70 71 72 73 74 75 76	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property? 17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests? 18. If "yes," has work been performed to repair the damage? 19. Is your Property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: <u>Accurate Pest Control</u> 20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past? 21. Explain any "yes" answers that you give in this section: <div style="border: 1px solid black; height: 40px; margin-top: 5px; padding: 5px;"><i>Quarterly pest treatment service as preventative. No issues.</i></div>
STRUCTURAL ITEMS		
77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed? 23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood? 24. Are you aware of any fire retardant plywood used in the construction? 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property? 26. Are you aware of any present or past efforts made to repair any problems with the items in this section? 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem: <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>
ADDITIONS/REMODELS		
94 95 96 97 98 99 100 101 102	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	28. Are you aware of any additions, structural changes or other alterations to the structures on the Property made by any present or past owners? 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>
PLUMBING, WATER AND SEWAGE		
103 104 105 106 107 108 109 110	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	30. What is the source of your drinking water? <input type="checkbox"/> Public <input checked="" type="checkbox"/> Community System <input type="checkbox"/> Well on Property <input type="checkbox"/> Other (explain) _____ 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? <u>Owner of land tested in 2024</u> Attach a copy of or describe the results: <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>

111	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?
112				33. When was well installed? _____ Location of well? _____
113			<input checked="" type="checkbox"/>	34. Do you have a softener, filter, or other water purification system? <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned
114		<input type="checkbox"/>		35. What is the type of sewage system? <input type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input checked="" type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> Other (explain): _____
115	<input type="checkbox"/>	<input checked="" type="checkbox"/>		36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true septic system and not a cesspool?
116				37. If Septic System, when was it installed? _____ Location? _____
117		<input checked="" type="checkbox"/>		38. When was the Septic System or Cesspool last cleaned and/or serviced?
118				39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
119		<input checked="" type="checkbox"/>		39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain:
120			<input checked="" type="checkbox"/>	40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems? If "yes," explain:
121				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:
122		<input type="checkbox"/>		42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
123	<input type="checkbox"/>	<input checked="" type="checkbox"/>		43. Is either the private water or sewage system shared? If "yes," explain: <u>Well shared by several houses</u>
124	<input type="checkbox"/>	<input checked="" type="checkbox"/>		44. Water Heater: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Gas Age of Water Heater _____
125		<input type="checkbox"/>		44a. Are you aware of any problems with the water heater?
126		<input checked="" type="checkbox"/>		45. Explain any "yes" answers that you give in this section:
127				
128				
129				
130	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
131				
132				
133	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
134				
135	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
136				
137				
138			<input checked="" type="checkbox"/>	
139	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
140				
141				
142				
143				

HEATING AND AIR CONDITIONING

Yes No Unknown

144				46. Type of Air Conditioning: <input type="checkbox"/> Central one zone <input type="checkbox"/> Central multiple zone <input checked="" type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None
145				47. List any areas of the house that are not air conditioned: <u>NA</u>
146				48. What is the age of Air Conditioning System?
147				49. Type of heat: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Unheated <input type="checkbox"/> Other
148				50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) <u>base board heat</u>
149		<input checked="" type="checkbox"/>		51. If it is a centralized heating system, is it one zone or multiple zones? <u>NA</u>
150				52. Age of furnace <u>NA</u> Date of last service: <u>NA</u>
151				53. List any areas of the house that are not heated: <u>NA</u>
152				54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
153				55. If tank is not in use, do you have a closure certificate?
154				56. Are you aware of any problems with any items in this section? If "yes," explain:
155				
156				
157				
158				
159	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
160				
161	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
162	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
163				
164				

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

165				57. Do you have <input type="checkbox"/> wood burning stove? <input type="checkbox"/> fireplace? <input type="checkbox"/> insert? <input type="checkbox"/> other
166	<input type="checkbox"/>	<input checked="" type="checkbox"/>		57a. Is it presently usable?
167				58. If you have a fireplace, when was the flue last cleaned? <u>NA</u>
168	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	58a. Was the flue cleaned by a professional or non-professional? _____
169	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
170	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

171	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
172	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
173	ELECTRICAL SYSTEM		
174	Yes	No	Unknown
175	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
176	61. What type of wiring is in this structure? <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Other <input type="checkbox"/> Unknown		
177	62. What amp service does the Property have? <input type="checkbox"/> 60 <input checked="" type="checkbox"/> 100 <input type="checkbox"/> 150 <input type="checkbox"/> 200 <input type="checkbox"/> Other <input type="checkbox"/> Unknown		
178	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
179	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
180	63. Does it have 240 volt service? Which are present <input checked="" type="checkbox"/> Circuit Breakers, <input type="checkbox"/> Fuses or <input type="checkbox"/> Both?		
181	64. Are you aware of any additions to the original service? If "yes," were the additions done by a licensed electrician? Name and address:		
182	<input type="text"/>		
183	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
184	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
185	65. If "yes," were proper building permits and approvals obtained?		
186	66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?		
187	67. Explain any "yes" answers that you give in this section:		
188	<input type="text"/>		

LAND (SOILS, DRAINAGE AND BOUNDARIES)

190	Yes	No	Unknown
191	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
192	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
193	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
194	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
195	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
196	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
197	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
198	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
199	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
200	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
201	68. Are you aware of any fill or expansive soil on the Property?		
202	69. Are you aware of any past or present mining operations in the area in which the Property is located?		
203	70. Is the Property located in a flood hazard zone?		
204	71. Are you aware of any drainage or flood problems affecting the Property?		
205	72. Are there any areas on the Property which are designated as protected wetlands?		
206	73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?		
207	74. Are there any water retention basins on the Property or the adjacent properties?		
208	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:		
209	<input type="text"/>		
210	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
211	76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?		
212	77. Explain any "yes" answers to the preceding questions in this section:		
213	<input type="text"/> <i>Shared dock and beach area</i>		
214	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
215	78. Do you have a survey of the Property?		
216	<input type="checkbox"/>		

ENVIRONMENTAL HAZARDS

212	Yes	No	Unknown
213	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
214	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
215	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
216	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
217	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
218	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
219	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
220	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
221	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
222	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.		
223	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:		
224	<input type="text"/>		
225	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
226	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
227	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:		
228	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
229	81. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available.)		
230	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
230	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.)		

231	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	83. If "yes" to any of the above, explain:	
232				83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:	
233				84. Is the Property in a designated Airport Safety Zone?	
234					
235					
236					
237	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
238					
239	DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS				
240					
241	Yes	No	Unknown		
242	<input checked="" type="checkbox"/>	<input type="checkbox"/>		85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?	
243				86. Is the Property part of a condominium or other common interest ownership plan?	
244				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?	
245				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?	
246				87a. If so, what is the Association's name and telephone number? <i>Budd Properties at Hunts Pond</i>	
247				87b. If so, are there any dues or assessments involved? If "yes," how much? <i>\$300 lake fees, \$4800 land lease</i>	
248				88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?	
249				89. Are you aware of any condition or claim which may result in an increase in assessments or fees?	
250				90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property?	
251				91. Explain any "yes" answers you give in this section: <i>Annual land lease payments due, additional details shared with realtor</i>	
252					
253					
254					
255					
256					
257					
258					
259					
260					
261					
262					
263					
264	MISCELLANEOUS				
265	Yes	No	Unknown		
266	<input type="checkbox"/>	<input checked="" type="checkbox"/>		92. Are you aware of any existing or threatened legal action affecting the Property or any condominium or homeowners association to which you, as an owner, belong?	
267				93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?	
268	<input type="checkbox"/>	<input checked="" type="checkbox"/>		94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this Property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws.	
269					
270	<input type="checkbox"/>	<input checked="" type="checkbox"/>		95. Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?	
271				96. Are there mortgages, encumbrances or liens on this Property?	
272	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?	
273				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:	
274					
275	<input type="checkbox"/>	<input checked="" type="checkbox"/>		98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this Property, such as garbage collection fees?	
276				99. Explain any other "yes" answers you give in this section: <i>Lake dues</i>	
277					
278					
279					
280					
281	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
282					
283					
284					
285					
286	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
287					
288					
289					
290					

RADON GAS Instructions to Owners

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

Yes No

(Initials)

(Initials)

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

Yes No Unknown

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

MAJOR APPLIANCES AND OTHER ITEMS

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

Yes No Unknown N/A

103. Electric Garage Door Opener
 103a. If "yes," are they reversible? Number of Transmitters _____
 104. Smoke Detectors
 Battery Electric Both How many 4
 Carbon Monoxide Detectors How many 2
 Location _____
 105. With regard to the above items, are you aware that any item is not in working order?
 105a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem:
 106. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
 106a. Were proper permits and approvals obtained?
 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?
 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)

Refrigerator

Range

Microwave Oven

Dishwasher

Trash Compactor

Garbage Disposal

In-Ground Sprinkler System

Central Vacuum System

Security System

Washer

Dryer

Intercom

Other

108. Of those that may be included, is each in working order?

If "no," identify each item not in working order, explain the nature of the problem:

Dishwasher not hooked up

SOLAR PANEL SYSTEMS

By completing this section, Seller is acknowledging that 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.

351 Yes No Unknown

109. When was the Solar Panel System Installed? NA no solar system
 109a. What is the name and contact information of the business that installed the Solar Panel System?

352

109b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form.

353

110. Are SRECs available from the Solar Panel System?

354

110a. If SRECs are available, when will the SRECs expire?

355

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

356

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

[Redacted]

Choose one of the following three options:

357

113a. 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.

358

113b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.

359

113c. 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

360

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

361

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

362

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

363

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

364

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

Choose one of the following three options:

365

119a. Buyer will assume my/our obligations under the PPA at Closing.

366

119b. 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.

367

119c. 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

368

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

369

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

370

122. What is the expiration date of the lease? _____

[Redacted]

Choose one of the following two options:

371

123a. Buyer will assume our obligations under the lease at Closing.

372

123b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.

[Redacted]

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

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124. Are Solar Transition Renewable Energy Certificates ("TRECs") available from the Solar Panel System?

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124a. If TRECs are available, when will the TRECs expire?

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125. Are Solar Renewable Energy Certificate IIs ("SREC IIs") available from the Solar Panel System?

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125a. If SREC IIs are available, when will the SREC IIs expire?

[Redacted]

411 **WATER INTRUSION**
 412 Yes No Unknown
 413

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

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

FLOOD RISK

Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding 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 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding. In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage originated in or after 2020.

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

434 Yes No Unknown
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127. 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?
 128. 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?
 129. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property?

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.

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130. 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?

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.

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131. Is there flood insurance on the Property?

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.

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

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.

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133. 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? \$ _____

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134. 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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 470

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

471 ACKNOWLEDGMENT OF SELLER

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

477 By signing such an Acknowledgment, the Seller certifies that he or she has read and understood
 478 the information contained in this Disclosure Statement and will rely on it independently to make his or her decision to purchase the property. Prospective Buyers acknowledge that he or she is relying on the information contained in this Disclosure Statement and that he or she has no reason to believe that the Seller's real estate brokerage firm representing the Seller does not employ a professional
 479 home inspection service. The Seller's real estate brokerage firm representing the Seller does not employ a professional
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PROSPECTIVE BUYER

DATE

Jennifer Makarewicz

9/12/25

DATE

SELLER

DATE

DATE

SELLER

DATE

DATE

SELLER

DATE

DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE

513 (If applicable) The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure
 514 Statement.

PROSPECTIVE BUYERS REAL ESTATE BROKERAGE FIRM
BROKER-SALEPERS IN SALES POSITION

DATE

DATE

DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

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

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

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

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

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

dotloop verified
09/12/25 2:09 PM EDT
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SELLER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON:

DATE

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

DATE