



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 3851 Boardwalk 2503

Atlantic City, NJ 08401 ("Property").

Seller: Suzanne Messics ("Seller").

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

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

OCCUPANCY

Yes No Unknown

[] [X] []

- 1. Age of House, if known 1986
2. Does the Seller currently occupy this Property? NO
3. What year did the Seller buy the Property?
3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the Property? If "yes," please attach a copy of it to this form.

ROOF

Yes No Unknown

[] [] [X]
[] [] [X]

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

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

Yes No Unknown

[] [] [X]
[] [] [X]
[] [] [X]
[] [] [X]
[] [] [X]
[] [] [X]

- 8. Does the Property have one or more sump pumps?
8a. Are there any problems with the operation of any sump pump?
9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the Property?
9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the Property?
10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs:
11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location:



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12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?
13. Is the attic or house ventilated by: a whole house fan? an attic fan?
- 13a. Are you aware of any problems with the operation of such a fan?
14. In what manner is access to the attic space provided?
 staircase pull down stairs crawl space with aid of ladder or other device
 other
15. Explain any "yes" answers that you give in this section: _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes No Unknown

16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?
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: _____

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: _____

STRUCTURAL ITEMS

Yes No Unknown

22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed?
23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
24. Are you aware of any fire retardant plywood used in the construction?
25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?
26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem: _____

ADDITIONS/REMODELS

Yes No Unknown

28. Are you aware of any additions, structural changes or other alterations to the structures on the Property made by any present or past owners?
29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: _____

PLUMBING, WATER AND SEWAGE

Yes No Unknown

30. What is the source of your drinking water?
 Public Community System Well on Property Other (explain) _____
31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____
 Attach a copy of or describe the results: _____

171 [] [] []
 172 [] [] []
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 174 **ELECTRICAL SYSTEM**
 175 Yes No Unknown
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 178 [] [] []
 179 [] [] []
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 183 [] [] []
 184 [] [] []
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59. Have you obtained any required permits for any such item?
 60. Are you aware of any problems with any of these items? If "yes," please explain: _____

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

 65. If "yes," were proper building permits and approvals obtained?
 66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
 67. Explain any "yes" answers that you give in this section: _____

Some need to be tightened

189 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**
 190 Yes No Unknown
 191 [] [] []
 192 [] [] []
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 194 [] [] []
 195 [] [] []
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 197 [] [] []
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 199 [] [] []
 200 [] [] []
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68. Are you aware of any fill or expansive soil on the Property?
 69. Are you aware of any past or present mining operations in the area in which the Property is located?
 70. Is the Property located in a flood hazard zone?
 71. Are you aware of any drainage or flood problems affecting the Property?
 72. Are there any areas on the Property which are designated as protected wetlands?
 73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
 74. Are there any water retention basins on the Property or the adjacent properties?
 75. Are you aware if any part of the Property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain: _____

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

 78. Do you have a survey of the Property?

211 **ENVIRONMENTAL HAZARDS**
 212 Yes No Unknown
 213 [] [] []
 214 [] [] []
 215 [] [] []
 216 [] [] []
 217 [] [] []
 218 [] [] []
 219 [] [] []
 220 [] [] []
 221 [] [] []
 222 [] [] []
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79. Have you received any written notification from any public agency or private concern informing you that the Property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this Property? If "yes," attach a copy of any such notice currently in your possession.
 79a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this Property? If "yes," explain: _____

 80. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this Property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain: _____

 81. Are you aware if any underground storage tank has been tested?
 (Attach a copy of each test report or closure certificate if available.)
 82. Are you aware if the Property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
 (Attach copy of each test report if available.)

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

83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____

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

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

Yes No Unknown

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?
86. Is the Property part of a condominium or other common interest ownership plan?
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?
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?
87a. If so, what is the Association's name and telephone number?
87b. If so, are there any dues or assessments involved?
If "yes," how much?
88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?
89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property?
91. Explain any "yes" answers you give in this section:

See condo documents

609-317-0400

Enclave Woods Assoc.

See contract

See master deed amendments (rentals)

MISCELLANEOUS

Yes No Unknown

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?
93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?
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.
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?
96. Are there mortgages, encumbrances or liens on this Property?
96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
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:
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?
99. Explain any other "yes" answers you give in this section:

Handwritten marks in the 'No' column: a large 'X' and several 'Z' characters.

291 **RADON GAS Instructions to Owners**

292 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
293 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
294 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
295 owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

296 Yes No
297 [] []
298 (Initials) (Initials)

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

- 302 Yes No Unknown
- 303 [] [] 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if
304 available.)
- 305 [] [] 101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas?
306 (If "yes," attach a copy of any evidence of such mitigation or treatment.)
- 307 [] [] 102. Is radon remediation equipment now present in the Property?
- 308 [] [] 102a. If "yes," is such equipment in good working order?

310 **MAJOR APPLIANCES AND OTHER ITEMS**

311 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
312 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not
313 applicable.")

- 314
- 315 Yes No Unknown N/A
- 316 [] [] 103. Electric Garage Door Opener
- 317 [] [] [] 103a. If "yes," are they reversible? Number of Transmitters _____
- 318 [] [] [] 104. Smoke Detectors
319 ___ Battery ___ Electric Both How many _____
320 ___ Carbon Monoxide Detectors How many _____
321 Location _____
- 322 [] [] 105. With regard to the above items, are you aware that any item is not in working order?
- 323 105a. If "yes," identify each item that is not in working order or defective and explain the nature
324 of the problem: _____
- 325
- 326 [] [] 106. ___ In-ground pool ___ Above-ground pool ___ Pool Heater ___ Spa/Hot Tub
- 327 [] [] [] 106a. Were proper permits and approvals obtained?
- 328 [] [] 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
329 mechanical components of the pool or spa/hot tub?
- 330 [] [] [] 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
- 331 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
- 332 [] Refrigerator
- 333 [] Range
- 334 [] Microwave Oven
- 335 [] Dishwasher
- 336 [] Trash Compactor
- 337 [] Garbage Disposal
- 338 [] In-Ground Sprinkler System
- 339 [] Central Vacuum System
- 340 [] Security System
- 341 [] Washer
- 342 [] Dryer
- 343 [] Intercom
- 344 [] Other
- 345 108. Of those that may be included, is each in working order?
- 346 If "no," identify each item not in working order, explain the nature of the problem: _____
- 347
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- 350

351 SOLAR PANEL SYSTEMS

352 By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar
353 panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring,
354 roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be
355 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.
356

357 Yes No Unknown

- 358 109. When was the Solar Panel System Installed? _____
- 359 109a. What is the name and contact information of the business that installed the Solar Panel System?
360 _____
- 361 109b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
362 attach copies to this form.
- 363 110. Are SRECs available from the Solar Panel System?
- 364 110a. If SRECs are available, when will the SRECs expire? _____
- 365 111. Is there any storage capacity on the Property for the Solar Panel System?
- 366 112. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
367 explain: _____
368 _____
369 _____

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

- 371 113a. The Solar Panel System is financed under a power purchase agreement or other type of financing
372 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
373 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A
374 below.
- 375 113b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
- 376 113c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

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

- 378 114. What is the current periodic payment amount? \$ _____
- 379 115. What is the frequency of the periodic payments (check one)? Monthly Quarterly
- 380 116. What is the expiration date of the PPA, which is when you will become the owner of the Solar
381 Panel System? _____ ("PPA Expiration Date")
- 382 117. Is there a balloon payment that will become due on or before the PPA Expiration Date?
- 383 118. If there is a balloon payment, what is the amount? \$ _____

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

- 385 119a. Buyer will assume my/our obligations under the PPA at Closing.
- 386 119b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar
387 Panel System can be included in the sale free and clear.
- 388 119c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
389 cancellation of the PPA as of the Closing.

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

- 391 120. What is the current periodic lease payment amount? \$ _____
- 392 121. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly
- 393 122. What is the expiration date of the lease? _____

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

- 395 123a. Buyer will assume our obligations under the lease at Closing.
- 396 123b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior
397 to Closing.

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

- 399 124. Are Solar Transition Renewable Energy Certificates ("TRECs") available from the Solar Panel
400 System?
401 124a. If TRECs are available, when will the TRECs expire? _____
- 402 125. Are Solar Renewable Energy Certificate IIs ("SREC IIs") available from the Solar Panel System?
403 125a. If SREC IIs are available, when will the SREC IIs expire? _____

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 (nreal.to/mold-guidelines) and has the right to request a physical copy of the pamphlet from the real estate broker, broker-salesperson, or salesperson.

423 FLOOD RISK

424 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding
 425 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
 426 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.
 427 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at
 428 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage
 429 originated in or after 2020.

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

434 Yes No Unknown
 435 []

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?

436 []

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?

437 [] [] []

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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 457 [] []

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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 466 [] []

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? _____


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

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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.
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492 SELLER _____
493 Suzanne Messics

2/17/25
DATE _____

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DATE _____

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DATE _____

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DATE _____

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504 SELLER _____

DATE _____

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512 **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.
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518 _____

DATE _____

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DATE _____

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531 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

549 _____ DATE _____
550 PROSPECTIVE BUYER

553 _____ DATE _____
554 PROSPECTIVE BUYER

557 _____ DATE _____
558 PROSPECTIVE BUYER

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

562 The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement
563 form and that the information contained in the form was provided by the Seller.
564 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable
565 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement
566 to the buyer.
567 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement
568 form for the purpose of providing it to the Prospective Buyer.
569

570  _____ DATE 2/17/25
571 SELLER'S REAL ESTATE BROKER/
572 BROKER-SALESPERSON/SALESPERSON:

576 _____ DATE _____
577 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
578 BROKER-SALESPERSON/SALESPERSON: