



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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1 Property Address: 812 Ocean Avenue #314

2  
3 Ocean City, NJ 08226 ("Property").

4  
5 Seller: Derek DiGiacomo, Anne DiGiacomo  
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.

18  
19  
20 OCCUPANCY

21 Yes No Unknown  
22 [ ] [X] [ ]  
23  
24 [ ] [ ]  
25  
26 [ ] [ ]

21 1. Age of House, if known Buildings 7/11/1989  
22 2. Does the Seller currently occupy this Property?  
23 If not, how long has it been since Seller occupied the Property? Rental  
24 3. What year did the Seller buy the Property? 2011  
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.

27  
28  
29 ROOF

30 Yes No Unknown  
31 [X] [ ] [X]  
32 [X] [ ]

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: Repaired with new Roofdeck  
34 Few years ago, no more leak

35  
36  
37 ATTIC, BASEMENTS AND CRAWL SPACES (Complete only if applicable)

38 Yes No Unknown  
39 [ ] [X] [ ]  
40 [ ] [X] [ ]  
41 [ ] [X] [ ]  
42 [ ] [X] [ ]  
43 [ ] [X] [ ]  
44 [ ] [X] [ ]  
45 [ ] [X] [ ]  
46  
47 [ ] [X] [ ]

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 [ ] [X]
- 52
- 53 [ ] [ ] X
- 54 [ ] [ ] X
- 55 X
- 56
- 57
- 58
- 59
- 60
- 61

- 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: \_\_\_\_\_  
\_\_\_\_\_ *N/A* \_\_\_\_\_  
\_\_\_\_\_

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

- 62 Yes No Unknown
- 63
- 64 [ ] [X]
- 65 [ ] [X]
- 66
- 67 [ ] [X]
- 68 [ ] [X]
- 69
- 70
- 71 [ ] [X]
- 72
- 73
- 74
- 75
- 76

- 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**

- 77 Yes No Unknown
- 78
- 79 [ ] [X]
- 80
- 81
- 82 [ ] [X]
- 83
- 84 [ ] [X]
- 85 [ ] [X]
- 86
- 87 [ ] [X]
- 88
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- 90
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- 93

- 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**

- 94 Yes No Unknown
- 95
- 96 [ ] [X]
- 97
- 98 [ ] [ ] X
- 99

- 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: \_\_\_\_\_  
\_\_\_\_\_ *N/A* \_\_\_\_\_  
\_\_\_\_\_

**PLUMBING, WATER AND SEWAGE**

- 103 Yes No Unknown
- 104
- 105
- 106 [ ] [ ]
- 107
- 108
- 109
- 110

- 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?    *N/A* \_\_\_\_\_  
Attach a copy of or describe the results: \_\_\_\_\_  
\_\_\_\_\_

- 111 [ ]  [ ] 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? \_\_\_\_\_
- 113 [ ] [ ] Location of well? \_\_\_\_\_
- 114 [ ]  34. Do you have a softener, filter, or other water purification system?  Leased  Owned
- 115 [ ] [ ] 35. What is the type of sewage system?
- 116  Public Sewer  Private Sewer  Septic System  Cesspool  Other (explain): \_\_\_\_\_
- 117 [ ] [ ] 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?
- 118 [ ] [ ] 37. If Septic System, when was it installed?
- 119 [ ] [ ] Location?
- 120 [ ] [ ] 38. When was the Septic System or Cesspool last cleaned and/or serviced?
- 121 [ ] [ ] 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
- 122 [ ] [ ] 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain:
- 123 [ ] [ ]
- 124 [ ] [ ]
- 125 [ ] [ ]
- 126 [ ]  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:
- 127 [ ] [ ]
- 128 [ ] [ ]
- 129 [ ] [ ]
- 130 [ ] [ ]  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:
- 131 [ ] [ ]
- 132 [ ]  42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
- 133 [ ]  [ ] 43. Is either the private water or sewage system shared? If "yes," explain:
- 134 [ ]  [ ]
- 135 [ ]  [ ] 44. Water Heater:  Electric  Fuel Oil  Gas
- 136 [ ] [ ] Age of Water Heater 1 YEAR
- 137 [ ]  [ ] 44a. Are you aware of any problems with the water heater?
- 138 [ ] [ ] 45. Explain any "yes" answers that you give in this section:
- 139 [ ] [ ]
- 140 [ ] [ ]
- 141 [ ] [ ]
- 142 [ ] [ ]
- 143 [ ] [ ]

**HEATING AND AIR CONDITIONING**

Yes No Unknown

- 144 [ ] [ ] 46. Type of Air Conditioning:
- 145  Central one zone  Central multiple zone  Wall/Window Unit  None
- 146 [ ] [ ] 47. List any areas of the house that are not air conditioned: DECK
- 147 [ ] [ ]
- 148 [ ] [ ] 48. What is the age of Air Conditioning System? 7-12-2012
- 149 [ ] [ ] 49. Type of heat:  Electric  Fuel Oil  Natural Gas  Propane  Unheated  Other
- 150 [ ] [ ] 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) Forced air
- 151 [ ] [ ] 51. If it is a centralized heating system, is it one zone or multiple zones? one
- 152 [ ] [ ] 52. Age of furnace 7-12-2012 Date of last service: 2024
- 153 [ ] [ ] 53. List any areas of the house that are not heated: DECK
- 154 [ ] [ ]
- 155 [ ] [ ]
- 156 [ ] [ ]
- 157 [ ] [ ]
- 158 [ ] [ ]
- 159 [ ]  [ ] 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
- 160 [ ] [ ]
- 161 [ ] [ ] 55. If tank is not in use, do you have a closure certificate?
- 162 [ ] [ ]  56. Are you aware of any problems with any items in this section? If "yes," explain:
- 163 [ ] [ ]
- 164 [ ] [ ]

**WOODBURNING STOVE OR FIREPLACE**

Yes No Unknown

- 165 [ ]  [ ] 57. Do you have  wood burning stove?  fireplace?  insert?  other
- 166 [ ] [ ] 57a. Is it presently usable?
- 167 [ ] [ ] [ ] 58. If you have a fireplace, when was the flue last cleaned?
- 168 [ ] [ ] [ ] 58a. Was the flue cleaned by a professional or non-professional?
- 169 [ ] [ ] [ ]
- 170 [ ] [ ] [ ]

171 [ ] [ ] [ ]  
 172 [ ] [ ] [ ]  
 173

174 **ELECTRICAL SYSTEM**

175 Yes No Unknown

176 [ ] [ ] [X]  
 177 [ ] [ ] [X]  
 178 [ ] [ ] [ ]  
 179 [ ] [ ] [X]  
 180  
 181  
 182

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 X Unknown  
 63. Does it have 240 volt service? Which are present X 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: \_\_\_\_\_

183 [ ] [ ] [ ]  
 184 [ ] [ ] [ ]  
 185 [ ] [ ] [X]  
 186  
 187  
 188

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: AS OF 2024 ALL  
FIXTURES WERE IN ORDER

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

190 Yes No Unknown

191 [ ] [X] [ ]  
 192 [ ] [X] [ ]  
 193  
 194 [X] [ ] [ ]  
 195 [ ] [ ] [X]  
 196 [ ] [X] [ ]  
 197 [ ] [ ] [X]  
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 199 [ ] [X] [ ]  
 200 [ ] [ ] [X]  
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 203  
 204 [ ] [X] [ ]  
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 209 [ ] [X] [ ]  
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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 [ ] [X] [ ]  
 214  
 215  
 216  
 217 [ ] [X] [ ]  
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 221 [ ] [X] [ ]  
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 226 [ ] [X] [ ]  
 227  
 228 [ ] [ ] [X]  
 229  
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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.)

- 231  
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233  
234 [ ] [ ]  
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237 [ ] [ ]   
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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**

- 240  
241 Yes No Unknown  
242 [ ]   
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246  [ ]  
247  [ ]  
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249  [ ]  
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251 [ ] [ ]  
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253  [ ] [ ]  
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257 [ ]  [ ]  
258 [ ]  [ ]  
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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? Biscayne Suites  
609-391-8800  
87b. If so, are there any dues or assessments involved?  
If "yes," how much? CONDO Fee \$4302 PROGRAM \$6432  
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**MISCELLANEOUS**

- 264  
265 Yes No Unknown  
266 [ ] [ ]   
267  
268 [ ] [ ]   
269  
270 [ ] [ ]   
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275 [ ] [ ]   
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281 [ ] [ ]   
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286  [ ]  
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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: CREDIT CARD Fee  
ABOUT 500-600 PER YEAR

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  [ ] DD YMD  
298 (Initials) (Initials)  
299

300 If you responded "yes," answer the following questions. If you responded "no," proceed to the next section.  
301

- |     |     |                                     |         |  |
|-----|-----|-------------------------------------|---------|--|
| 302 | Yes | No                                  | Unknown |  |
| 303 | [ ] | <input checked="" type="checkbox"/> |         | 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if available.)  |
| 304 | [ ] | <input checked="" type="checkbox"/> |         | 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.) |
| 305 | [ ] | <input checked="" type="checkbox"/> |         | 102. Is radon remediation equipment now present in the Property?   |
| 306 | [ ] | <input checked="" type="checkbox"/> |         | 102a. If "yes," is such equipment in good working order?   |
| 307 | [ ] | <input checked="" type="checkbox"/> |         |  |
| 308 | [ ] | [ ]                                 |         |  |
| 309 |     |                                     |         |  |

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 | [ ]                                 | [ ] |                                     | <input checked="" type="checkbox"/> | 103. Electric Garage Door Opener  |
| 317 | [ ]                                 | [ ] |                                     | <input checked="" type="checkbox"/> | 103a. If "yes," are they reversible? Number of Transmitters _____   |
| 318 | <input checked="" type="checkbox"/> | [ ] | [ ]                                 | [ ]                                 | 104. Smoke Detectors _____  |
| 319 |                                     |     |                                     |                                     | ___ Battery ___ Electric ___ Both How many _____  |
| 320 |                                     |     |                                     |                                     | <input checked="" type="checkbox"/> Carbon Monoxide Detectors How many <u>1</u>   |
| 321 |                                     |     |                                     |                                     | Location _____  |
| 322 | [ ]                                 | [ ] |                                     | <input checked="" type="checkbox"/> | 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 of the problem: _____                               |
| 324 |                                     |     |                                     |                                     |   |
| 325 |                                     |     |                                     |                                     |   |
| 326 | [ ]                                 | [ ] |                                     | [ ]                                 | 106. ___ In-ground pool ___ Above-ground pool ___ Pool Heater ___ Spa/Hot Tub   |
| 327 | [ ]                                 | [ ] | <input checked="" type="checkbox"/> | [ ]                                 | 106a. Were proper permits and approvals obtained?   |
| 328 | [ ]                                 | [ ] |                                     | <input checked="" type="checkbox"/> | 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? |
| 329 |                                     |     |                                     |                                     |   |
| 330 | [ ]                                 | [ ] |                                     | <input checked="" type="checkbox"/> | 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 |                                     |     |                                     |                                     | <input checked="" type="checkbox"/> Refrigerator  |
| 333 |                                     |     |                                     |                                     | <input checked="" type="checkbox"/> Range   |
| 334 |                                     |     |                                     |                                     | <input checked="" type="checkbox"/> 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 |                                     |     |                                     |                                     | <input checked="" type="checkbox"/> Other <u>+VS</u>  |
| 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 |                                     |     |                                     |                                     |   |
| 348 |                                     |     |                                     |                                     |   |
| 349 |                                     |     |                                     |                                     |   |
| 350 |                                     |     |                                     |                                     |   |

NO SOLAR ON SITE

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
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109. When was the Solar Panel System Installed? \_\_\_\_\_  
109a. What is the name and contact information of the business that installed the Solar Panel System?

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

110. Are SRECs available from the Solar Panel System?

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

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

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

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

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.

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

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**

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

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

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")

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

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

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

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

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.

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**

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

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

122. What is the expiration date of the lease? \_\_\_\_\_

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

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

123b. 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)**

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

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

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

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

411 **WATER INTRUSION**  
 412 Yes No Unknown  
 413 [ ] [ ] [X]  
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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 ([nireal.to/mold-guidelines](http://nireal.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.

430  
 431 To learn more about these impacts, including the flood risk to the Property, visit [nireal.to/flood-disclosure](http://nireal.to/flood-disclosure). To learn more about how to  
 432 prepare for a flood emergency, visit [nireal.to/flood-planning](http://nireal.to/flood-planning).  
 433

434 Yes No Unknown

435 [X] [ ] [ ]

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 [ ] [ ] [ ]

438 [X] [ ] [ ]

129. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property?

439 [ ] [ ] [ ]

*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.*

440 [ ] [ ] [X]

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?

441 [ ] [ ] [ ]

*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.*

442 [X] [ ] [ ]

131. Is there flood insurance on the Property?

443 [ ] [ ] [ ]

*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.*

444 [ ] [ ] [X]

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

445 [ ] [ ] [ ]

*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.*

446 [ ] [ ] [ ]

133. Have you ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program?

447 [ ] [X] [ ]

If the claim was approved, what was the amount received? \$ \_\_\_\_\_

448 [ ] [ ] [X]

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?

449 [ ] [ ] [ ]

If so, how many times? \_\_\_\_\_

450 [ ] [ ] [X]

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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488 \_\_\_\_\_  
489 *Derek DiGiacomo* \_\_\_\_\_  
490 \_\_\_\_\_  
491 \_\_\_\_\_  
492 SELLER DATE 1/7/2025

493 **Derek DiGiacomo**  
494 \_\_\_\_\_  
495 *Anne DiGiacomo* \_\_\_\_\_  
496 SELLER DATE 1/7/2025  
497 **Anne DiGiacomo**

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500 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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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 PROSPECTIVE BUYER DATE

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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 DocuSigned by:  
570 Robert Gullo 1/7/2025  
571 SELLER'S REAL ESTATE BROKER/  
572 BROKER-SALESPERSON/SALESPERSON: DATE

573 \_\_\_\_\_  
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576 PROSPECTIVE BUYER'S REAL ESTATE BROKER/  
577 BROKER-SALESPERSON/SALESPERSON: DATE

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