



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

©2018 New Jersey REALTORS®

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

6
7 Additionally, the New Jersey Law of Flood Risk Notification, P.L.2023.c93, requires sellers of all real property located in
8 New Jersey to make certain supplemental disclosures concerning flood risks on the "Flood Risk Addendum" incorporated
9 within the property condition disclosure statement. As a result of these two laws:

10
11 ● All sellers of residential property must complete Questions 1-108 on the property condition disclosure statement; and
12
13 ● All sellers of residential and non-residential (i.e. commercial), must complete the Flood Risk Addendum,
14 Questions 109-117, on the property condition disclosure statement.

15
16 Moreover, regarding the property condition disclosure statement, the New Jersey Division of Consumer Affairs has provided
17 the following instructions:

18
19 *The purpose of the Property Condition Disclosure Statement ("Disclosure Statement"), including the Flood Risk Addendum, is to disclose
20 the condition of the property, as of the date set forth on the Disclosure Statement or Flood Risk Addendum. The seller is under an
21 obligation to disclose any known material defects in the property even if not addressed in this printed form. The seller alone is the source
22 of all information contained in this form. All prospective buyers of the property are cautioned to carefully inspect the property and to
23 carefully inspect the surrounding area for any off-site conditions that may adversely affect the property. Moreover, this Disclosure
24 Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the property.*

25
26 *If a property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or
27 features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters, and fireplaces.*

28
29 *Pursuant to P.L. 2024, c.32, completion of questions 1 through 108 is mandatory for all sellers of residential real property in the State.
30 Sellers of residential real property must answer these questions before the purchaser becomes obligated under any contract for the
31 purchase of the property. Questions 1 through 108 must be answered to the best of the seller's knowledge, unless otherwise stated.*

32
33 *Pursuant to N.J.S.A. 56:8-19.2, completion of the "Flood Risk Addendum" questions 109 through 117 of the Disclosure Statement, is mandatory
34 for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions
35 before the purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller
36 completes questions 1-108 of the Disclosure Statement. Sellers must verify their answers to questions 109 and 110, and may do so using the Flood
37 Risk Notification Tool located at flooddisclosure.nj.gov. Questions 111 through 117 must be answered based on the seller's actual knowledge.*

38
39 *A seller must execute a separate acknowledgement for each portion of the Disclosure Statement that the seller completes. If a seller
40 does not answer questions 1 through 108, no acknowledgement is required for that portion. However, the mandatory Flood Risk
41 Addendum must still be completed and acknowledged in all cases.*

42
43 Lastly, New Jersey REALTORS® Seller's Property Condition Disclosure Statement, Form #140, includes an Addendum
44 Regarding Statutory Disclosures & Other Items, Questions 118-136a, to be answered to the best of seller's knowledge as
45 required by law.



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

©2018 New Jersey REALTORS®

56 Property Address: 3851 Boardwalk Unit PH111

57
58 Atlantic City, NJ 08401 ("Property").

59
60 Seller: Enid Hamelin
61
62 ("Seller").

63
64 The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set
65 forth below. The Seller is aware that he or she is under an obligation to disclose any known material defects in the Property even if not
66 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property
67 are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely
68 affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts
69 to inspect the Property.

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

73
74 OCCUPANCY

75 Yes No Unknown

76 [] [] 1. Age of House, if known 39 YEARS OLD
77 [] [] 2. Does the Seller currently occupy this Property?
78 If not, how long has it been since Seller occupied the Property? 5 YEARS
79 [] [] 3. What year did the Seller buy the Property? 1995
80 [] [] 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of
81 the Property? If "yes," please attach a copy of it to this form. 2 DEEDS
82 ATTACHED. 1995 AND 2022

83 ROOF

84 Yes No Unknown

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

89
90 ATTIC, BASEMENTS AND CRAWL SPACES (Complete only if applicable)

91 Yes No Unknown

92 [] [] 8. Does the Property have one or more sump pumps?
93 [] [] 8a. Are there any problems with the operation of any sump pump?
94 [] [] 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl
95 [] [] spaces or any other areas within any of the structures on the Property?
96 [] [] 9a. Are you aware of the presence of any mold or similar natural substance within the basement or
97 [] [] crawl spaces or any other areas within any of the structures on the Property?
98 [] [] 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the
99 [] [] basement or crawl space? If "yes," describe the location, nature and date of the repairs:
100 [] []
101 [] []
102 [] []
103 [] [] 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify
104 [] [] location:
105 [] [] 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
106 [] [] the attic or roof was constructed?
107 [] [] 13. Is the attic or house ventilated by: a whole house fan? an attic fan?
108 [] [] 13a. Are you aware of any problems with the operation of such a fan?



111 14. In what manner is access to the attic space provided?
 112 _____ staircase _____ pull down stairs _____ crawl space with aid of ladder or other device
 113 _____ other _____
 114 15. Explain any "yes" answers that you give in this section: _____
 115 _____
 116 _____
 117 _____

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

119 Yes No Unknown

120 [] [✓]
 121 [] [✓]

123 [] []
 124 [] []

127 [] []

120 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?
 121 17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?
 122 18. If "yes," has work been performed to repair the damage?
 123 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: _____
 124 20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past?
 125 21. Explain any "yes" answers that you give in this section: _____
 126 _____
 127 _____
 128 _____
 129 _____
 130 _____
 131 _____
 132 _____

133 **STRUCTURAL ITEMS**

134 Yes No Unknown

135 [] [✓]
 136 [] [✓]

138 [] [✓]
 139 [] [✓]

140 [] [✓]
 141 [] [✓]
 143 [] [✓]

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

150 **ADDITIONS/REMODELS**

151 Yes No Unknown

152 [] [✓]
 153 [] []

151 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?
 152 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: _____
 153 _____
 154 _____
 155 _____
 156 _____
 157 _____
 158 _____

159 **PLUMBING, WATER AND SEWAGE**

160 Yes No Unknown

161 [] []
 163 [] []

167 [] []
 168 [] []
 169 [] [✓]

161 30. What is the source of your drinking water?
 162 [✓] Public _____ Community System _____ Well on Property _____ Other (explain) _____
 163 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____
 164 Attach a copy of or describe the results: _____
 165 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?
 166 33. When was well installed? _____
 167 Location of well? _____
 168 _____
 169 _____
 170 _____

171 [] [V] 34. Do you have a softener, filter, or other water purification system? Leased Owned
 172 35. What is the type of sewage system?
 173 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
 174 [] [] 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a
 175 true septic system and not a cesspool?
 176 [] [] 37. If Septic System, when was it installed? _____
 177 [] [] Location?
 178 [] [V] 38. When was the Septic System or Cesspool last cleaned and/or serviced?
 179 [] [] 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
 180 [] [] 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
 181
 182 [] [V] 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
 183 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
 184 If "yes," explain _____
 185
 186 [] [V] 41. Are you aware of the presence of any lead piping, including but not limited to any service line,
 187 piping materials, fixtures, and solder. If "yes," explain: _____
 188
 189 [] [V] 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
 190 tanks, or dry wells on the Property?
 191 [] [] 43. Is either the private water or sewage system shared? If "yes," explain: _____
 192
 193 [] [V] 44. Water Heater: Electric Fuel Oil Gas
 194 Age of Water Heater _____
 195 [] [V] 44a. Are you aware of any problems with the water heater?
 196 45. Explain any "yes" answers that you give in this section: _____
 197
 198
 199

HEATING AND AIR CONDITIONING

200 Yes No Unknown
 201 46. Type of Air Conditioning:
 202 Central one zone Central multiple zone Wall/Window Unit None
 203 47. List any areas of the house that are not air conditioned: _____
 204
 205 [V] 48. What is the age of Air Conditioning System?
 206 49. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
 207 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator,
 208 steam heat)
 209 51. If it is a centralized heating system, is it one zone or multiple zones? ONE ZONE
 210
 211 52. Age of furnace UNKNOWN Date of last service: _____
 212 53. List any areas of the house that are not heated: N/A
 213
 214 [] [] 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or
 215 other substances?
 216 55. If tank is not in use, do you have a closure certificate?
 217 [] [] 56. Are you aware of any problems with any items in this section? If "yes," explain: _____
 218
 219

WOODBURNING STOVE OR FIREPLACE

220 Yes No Unknown
 221 222 [] [V] 57. Do you have wood burning stove? fireplace? insert? other
 223 57a. Is it presently usable?
 224 [] [] 58. If you have a fireplace, when was the flue last cleaned?
 225 [] [V] 58a. Was the flue cleaned by a professional or non-professional?
 226 [] [] 59. Have you obtained any required permits for any such item?
 227 [] [] 60. Are you aware of any problems with any of these items? If "yes," please explain: _____
 228
 229
 230

231 **ELECTRICAL SYSTEM**
232 Yes No Unknown

233 [] []
234 [] []

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: _____

235 [] []
236 [] []

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: _____

239 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**
240 Yes No Unknown
241 [] []
242 [] []

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: _____

243 [] []
244 [] []

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: _____

245 [] []
246 [] []

78. Do you have a survey of the Property?

247 **ENVIRONMENTAL HAZARDS**
248 Yes No Unknown
249 [] []
250 [] []

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: _____

251 [] []
252 [] []

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: _____

253 [] []
254 [] []

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.)

255 [] []
256 [] []

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

291	<input type="checkbox"/>	<input type="checkbox"/>	83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____
292			_____
293			_____
294	<input type="checkbox"/>	<input type="checkbox"/>	84. Is the Property in a designated Airport Safety Zone?
295			_____
296	DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS		
297	AND CO-OPS		
298	Yes	No	Unknown
299	<input type="checkbox"/>	<input checked="" 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?
300			86. Is the Property part of a condominium or other common interest ownership plan?
301			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?
302			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?
303			87a. If so, what is the Association's name and telephone number? <u>1-609-347-0400</u>
304			<u>THE ENCLAVE Condominium ASSOCIATION</u>
305			87b. If so, are there any dues or assessments involved? If "yes," how much? <u>Monthly Maintenance Fee: \$131.00 / Assessment: \$77.57</u>
306			88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?
307			89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
308			90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property?
309			91. Explain any "yes" answers you give in this section: _____
310			_____
311			_____
312			_____
313			_____
314			_____
315			_____
316			_____
317			_____
318			_____
319			_____
320			_____
321	MISCELLANEOUS		
322	Yes	No	Unknown
323	<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?
324			93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?
325	<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. _____
326	<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?
327	<input type="checkbox"/>	<input checked="" type="checkbox"/>	96. Are there mortgages, encumbrances or liens on this Property?
328	<input type="checkbox"/>	<input checked="" type="checkbox"/>	96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
329	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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: _____
330	<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?
331	<input type="checkbox"/>	<input checked="" type="checkbox"/>	99. Explain any other "yes" answers you give in this section: _____
332	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
333	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
334	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
335	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
336	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
337	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
338	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
339	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
340	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
341	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
342	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
343	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
344	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
345	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
346	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
347	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
348	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
349	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
350	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

351 RADON GAS Instructions to Owners

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

356 Yes No

TJ

357

(Initials)

(Initials)

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

361 Yes No Unknown

362

100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if available.)

363

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.)

364

102. Is radon remediation equipment now present in the Property?

365

102a. If "yes," is such equipment in good working order?

366 MAJOR APPLIANCES AND OTHER ITEMS

367 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
368 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not
369 applicable.")

370 Yes No Unknown N/A

371

103. Electric Garage Door Opener

372

103a. If "yes," are they reversible? Number of Transmitters _____

373

104. Smoke Detectors

_____ Battery _____ Electric _____ Both How many _____

_____ Carbon Monoxide Detectors How many _____

Location _____

374

105. With regard to the above items, are you aware that any item is not in working order?

375

105a. If "yes," identify each item that is not in working order or defective and explain the nature
376 of the problem: _____

377

106. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub

378

106a. Were proper permits and approvals obtained?

379

106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
380 mechanical components of the pool or spa/hot tub?

381

106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

382

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: _____

411 **ACKNOWLEDGMENT OF SELLER**

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

417
418
419
420
421 *Enid L* 12/12/23

422 **SELLER** **DATE** **SELLER** **DATE**
423 Enid Hamelin

425 **SELLER** **DATE** **SELLER** **DATE**

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

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

431 **SIGNED** **DATE** **SIGNED** **DATE**

433 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

445 **PROSPECTIVE BUYER** **DATE** **PROSPECTIVE BUYER** **DATE**

449 **PROSPECTIVE BUYER** **DATE** **PROSPECTIVE BUYER** **DATE**

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

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

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

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

462 *Leanne M. Brumme* **DATE**

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

467 **PROSPECTIVE BUYER'S REAL ESTATE BROKER/**
468 **BROKER-SALESPERSON/SALESPERSON** **DATE**

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

526 [] [] [✓] 116. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural
 527 flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?
 528 If so, how many times?
 529 117. Explain any "yes" answers that you give in this section:
 530
 531
 532
 533

534 **ACKNOWLEDGMENT OF SELLER**

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

541
 542
 543
 544

545  12/12/25

SELLER	DATE	SELLER	DATE
Enid Hamelin			

SELLER	DATE	SELLER	DATE

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

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

SIGNED	DATE	SIGNED	DATE

559 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE

PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE

584 585 SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE

586	ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON	
587	The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this completed Flood Risk	
588	Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.	
589		
590	The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable	
591	diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement	
592	to the buyer.	
593		
594	The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Flood Disclosure	
595	Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.	
596	<i>Lauren M. Browne</i>	
597	SELLER'S REAL ESTATE BROKER/	DATE
598	BROKER-SALESPERSON/SALESPERSON:	
600		
601		
602		
603	PROSPECTIVE BUYER'S REAL ESTATE BROKER/	DATE
604	BROKER-SALESPERSON/SALESPERSON	
605		
606		
607		
608		
609		
610		
611		
612		
613		
614		
615		
616		
617		
618		
619		
620		
621		
622		
623		
624		
625		
626		
627		
628		
629		
630		
631		
632		
633		
634		
635		
636		
637		
638		
639		
640		
641		
642		
643		
644		
645	ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE	



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

©2018 New Jersey REALTORS®

646 SOLAR PANEL SYSTEMS Pursuant to P.L. 2023, c312
647

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

652 Yes No

653 Is the Property serviced by a Solar Panel System?

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

655 Yes No Unknown

656 118. When was the Solar Panel System Installed? _____

657 118a. What is the name and contact information of the business that installed the Solar Panel System? _____

658

659 118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
660 attach copies to this form.

661

662 119. Are SRECs available from the Solar Panel System?

663

664 119a. If SRECs are available, when will the SRECs expire? _____

665

666 120. Is there any storage capacity on the Property for the Solar Panel System? _____

667

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

670 Choose one of the following three options:

671

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

676

677 122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.

678 122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

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

680

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

682

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

684

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

687

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

689

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

691 Choose one of the following three options:

692

693 128a. Buyer will assume my/our obligations under the PPA at Closing.

694

695 128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar
696 Panel System can be included in the sale free and clear.

697

698 128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
699 cancellation of the PPA as of the Closing.

700

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

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

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

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

Choose one of the following two options:

132a. Buyer will assume our obligations under the lease at Closing.

132b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior
to Closing.



701 *L. H.* 702 SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)

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

704 133a. If TRECs are available, when will the TRECs expire? _____

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

706 134a. If SREC IIs are available, when will the SREC IIs expire? _____

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

709 Yes No Unknown
710

711 135. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other
712 similar natural substance, or repairs or other attempts to control any water or dampness problem on
713 the Property? If yes, please describe the nature of the issue and any attempts to repair or control it:
714
715

716 If yes, pursuant to New Jersey law, the buyer of the real Property is advised to refer to the "Mold
717 Guidelines for New Jersey Residents" pamphlet issued by the New Jersey Department of Health
718 ([https://nj.gov/health/epi/lead/mold/](#)) and has the right to request a physical copy of the pamphlet from the
719 real estate broker, broker-salesperson, or salesperson.

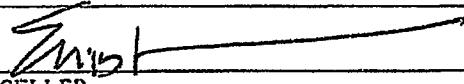
720 **SECONDARY POWER SOURCE** Pursuant to P.L.2025, c19

722 Yes No Unknown
723

724 136. Is there a secondary power source at the Property (i.e. permanently installed combustion
725 generators, solar panels, battery storage systems, or any other supplemental source of electrical
726 energy)?
727 136a. If "yes," is a label installed within 18 inches of the main electrical panel and electrical meter
728 warning of the dangers associated with the secondary power sources?

729 **ACKNOWLEDGMENT OF SELLER**

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

735
736
737
738
739
740  12/12/25 SELLER DATE SELLER DATE
741 Enid Hamelin

742
743
744 SELLER DATE SELLER DATE
745
746

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

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

751 SIGNED DATE SIGNED DATE
752
753
754
755
756
757
758
759

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

761 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

773 **PROSPECTIVE BUYER**

774 **DATE**

775 **PROSPECTIVE BUYER**

776 **DATE**

777 **PROSPECTIVE BUYER**

778 **DATE**

779 **PROSPECTIVE BUYER**

780 **DATE**

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

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

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

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

789 *Lauren M. Broome*

790 **SELLER'S REAL ESTATE BROKER/
791 BROKER-SALESPERSON/SALESPERSON:**

792 **DATE**

793 **PROSPECTIVE BUYER'S REAL ESTATE BROKER/
794 BROKER-SALESPERSON/SALESPERSON**

795 **DATE**

796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820