



## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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900 WESLEY AVE.

508 9TH STREET UNIT # 207

OCEAN CITY, NEW JERSEY 08226 ("Property").

Seller: Tom A Gallo, Jr. and Linda Gallo

("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.

## 20 OCCUPANCY

Yes No Unknown

1. Age of House, if known \_\_\_\_\_
2. Does the Seller currently occupy this Property? VACATION HOME  
If not, how long has it been since Seller occupied the Property? \_\_\_\_\_
3. What year did the Seller buy the Property? 2007
4. 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.

## 29 ROOF

Yes No Unknown

4. Age of roof 20 yrs
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: THIS IS A CONDO  
LEAKS HAVE BEEN REPAIRED, THE ASSOCIATION  
IS HAVING THE ROOF REPLACED MAY 2020

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

Yes No Unknown

8. Does the Property have one or more sump pumps? \_\_\_\_\_
9. Are there any problems with the operation of any sump pump? \_\_\_\_\_
10. 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? \_\_\_\_\_
11. 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? \_\_\_\_\_
12. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl spaces? If "yes," describe the location, nature and date of the repairs: \_\_\_\_\_
13. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: \_\_\_\_\_



51      [ ]      [ ]

52      [ ]      [ ]

53      [ ]      [ ]

54      [ ]      [ ]

55      [ ]      [ ]

56      *No*

57      *ATTIC*

58

59

60

61

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

63 Yes      No      Unknown

64      [ ]      [✓]

65      [ ]      [✓]

66

67      [ ]      [ ]

68      [✓]      [ ]

69

70

71      [✓]      [ ]

72

73

74

75

76

77 **STRUCTURAL ITEMS**

78 Yes      No      Unknown

79      [ ]      [✓]

80

81

82      [ ]      [✓]

83

84      [ ]      [✓]

85      [ ]      [✓]

86

87      [ ]      [✓]

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94 **ADDITIONS/REMODELS**

95 Yes      No      Unknown

96      [ ]      [✓]

97

98      [ ]      [ ]

99

100

101

102

103 **PLUMBING, WATER AND SEWAGE**

104 Yes      No      Unknown

105

106

107      [ ]      [ ]

108

109

110

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:

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: Western Pest Services

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:

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, porches, 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:

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:

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:

N

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? \_\_\_\_\_  
Location of well? \_\_\_\_\_

113   34. Do you have a softener, filter, or other water purification system?  Lensed  Owned

114   35. What is the type of sewage system?  
 Public Sewer  Private Sewer  Septic System  Cesspool  Other (explain): \_\_\_\_\_

115   36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true septic system and not a cesspool? \_\_\_\_\_

116   37. If Septic System, when was it installed? \_\_\_\_\_  
Location? \_\_\_\_\_

117   38. When was the Septic System or Cesspool last cleaned and/or serviced? \_\_\_\_\_

118   39. Are you aware of any abandoned Septic Systems or Cesspools on your Property? \_\_\_\_\_

119   39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: \_\_\_\_\_

120   40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems? If "yes," explain: \_\_\_\_\_

121   41. Are you aware of the presence of any lead piping, including but not limited to any service line, piping materials, fixtures, and solder. If "yes," explain: \_\_\_\_\_

122   42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property? \_\_\_\_\_

123   43. Is either the private water or sewage system shared? If "yes," explain: \_\_\_\_\_

124   44. Water Heater:  Electric  Fuel Oil  Gas  
Age of Water Heater: 20 yrs

125   44a. Are you aware of any problems with the water heater? \_\_\_\_\_

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

INDIVIDUAL CONDO  
HEATING/A/C

## HEATING AND AIR CONDITIONING

Yes No Unknown

144 46. Type of Air Conditioning:  
Central one zone  Central multiple zone  Wall Window Unit  None

145 47. List any areas of the house that are not air conditioned: N/A

146 48. What is the age of Air Conditioning System? 8 yrs old

147 49. Type of heat:  Electric  Fuel Oil  Natural Gas  Propane  Unheated  Other

148 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) HEAT PUMP

149 51. If it is a centralized heating system, is it one zone or multiple zones? N/A

150 52. Age of furnace N/A Date of last service: \_\_\_\_\_

151 53. List any areas of the house that are not heated: N/A

152 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances? \_\_\_\_\_

153 55. If tank is not in use, do you have a closure certificate? \_\_\_\_\_

154 56. Are you aware of any problems with any items in this section? If "yes," explain: \_\_\_\_\_

WOODBURNING STOVE OR FIREPLACE N/A

Yes No Unknown

165 57. Do you have  wood burning stove?  fireplace?  insert?  other  
57a. Is it presently usable? \_\_\_\_\_

166 58. If you have a fireplace, when was the flue last cleaned? \_\_\_\_\_

167 58a. Was the flue cleaned by a professional or non-professional? \_\_\_\_\_

171	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	59. Have you obtained any required permits for any such item?
172	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	60. Are you aware of any problems with any of these items? If "yes," please explain: _____
173				_____
174	<b>ELECTRICAL SYSTEM</b>			
175	Yes	No	Unknown	
176				61. What type of wiring is in this structure? <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Other <input type="checkbox"/> Unknown
177				62. What amp service does the Property have? <input type="checkbox"/> 60 <input checked="" type="checkbox"/> 100 <input type="checkbox"/> 150 <input type="checkbox"/> 200 <input type="checkbox"/> Other <input type="checkbox"/> Unknown
178	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	63. Does it have 240 volt service? Which are present <input checked="" type="checkbox"/> Circuit Breakers, <input type="checkbox"/> Fuses or <input type="checkbox"/> Both?
179	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	64. Are you aware of any additions to the original service? If "yes," were the additions done by a licensed electrician? Name and address: _____
180				_____
181				_____
182				_____
183	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	65. If "yes," were proper building permits and approvals obtained?
184	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
185				67. Explain any "yes" answers that you give in this section: _____
186				_____
187				_____
188				_____
189	<b>LAND (SOILS, DRAINAGE AND BOUNDARIES)</b>			
190	Yes	No	Unknown	
191	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	68. Are you aware of any fill or expansive soil on the Property?
192	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	69. Are you aware of any past or present mining operations in the area in which the Property is located?
193				70. Is the Property located in a flood hazard zone?
194	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	71. Are you aware of any drainage or flood problems affecting the Property?
195	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	72. Are there any areas on the Property which are designated as protected wetlands?
196				73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other issues affecting the Property?
197	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	74. Are there any water retention basins on the Property or the adjacent properties?
198				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: _____
199	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
200	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
201				_____
202				_____
203	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
204				77. Explain any "yes" answers to the preceding questions in this section: _____
205				_____
206				_____
207				_____
208				_____
209	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	78. Do you have a survey of the Property?
210				_____
211	<b>ENVIRONMENTAL HAZARDS</b>			
212	Yes	No	Unknown	
213	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
214				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: _____
215				_____
216				_____
217	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: _____
218				_____
219				_____
220	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	81. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available.)
221				_____
222				_____
223	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.)
224				_____
225				_____
226	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
227				_____
228	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
229				_____
230				_____

231 83. If "yes" to any of the above, explain: \_\_\_\_\_

232 83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: \_\_\_\_\_

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

234 DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUM  
235 AND CO-OPS

236 Yes No Unknown

237 85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it  
238 may be used due to its being situated within a designated historic district, or a protected area like  
239 the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local  
240 zoning ordinances?

241 86. Is the Property part of a condominium or other common interest ownership plan?

242 86a. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being  
243 part of a condominium or other form of common interest ownership?244 87. As the owner of the Property, are you required to belong to a condominium association, or  
245 homeowners association, or other similar organization or property owners'246 87a. If so, what is the Association's name and telephone number? *SUN BEACH CONDOMINIUM*247 87b. If so, what is the Association's name and telephone number? *ASSOCIATION (one of 4 homeowners' funds) 361-349-2179*

248 87b. If so, are there any dues or assessments involved?

249 87c. If "yes," how much?

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

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

253 90. Since you purchased the Property, have there been any changes to the rules or by-laws of the  
254 Association that impact the Property?255 91. Explain any "yes" answers you give in this section: *There have been leaks reported  
256 the Condo Assn. has plans to have the roof redone in May 2026.*

## 257 MISCELLANEOUS

258 Yes No Unknown

259 92. Are you aware of any existing or threatened legal action affecting the Property or my condominium  
260 or homeowners association to which you, as an owner, belong?261 93. Are you aware of any violations of Federal, State or local laws or regulations relating to this  
262 Property?263 94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming  
264 uses, or set-back violations relating to this Property? If so, please state whether the condition is  
265 pre-existing non-conformance to present day zoning or a violation to zoning and/or land use  
266 laws.267 95. Are you aware of any public improvement, condominium or homeowner association assessments  
268 against the Property that remain unpaid? Are you aware of any violations of zoning, housing,  
269 building, safety or fire ordinances that remain uncorrected?

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

271 96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying  
272 clear title?273 97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed  
274 elsewhere on this form? (A defect is "material" if a reasonable person would attach importance  
275 to its existence or non-existence in deciding whether or how to proceed in the transaction.)  
276 If "yes," explain: \_\_\_\_\_277 98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any  
278 special assessments and any association dues or membership fees, are there any other fees that you  
279 pay on an ongoing basis with respect to this Property, such as garbage collection fees?

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

## 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

*[Signature]*

*[Initials]*

*[Initials]*

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

300 Yes  No  Unknown

301 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if  
 302 available.)  
 101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas?  
 303 (If "yes," attach a copy of any evidence of such mitigation or treatment.)  
 102. Is radon remediation equipment now present in the Property?  
 304 102a. If "yes," is such equipment in good working order?

## 305 MAJOR APPLIANCES AND OTHER ITEMS

306 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  
 307 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not  
 308 applicable.")

309 Yes  No  Unknown N/A

310 103. Electric Garage Door Opener  
 311 103a. If "yes," are they reversible? Number of Transmitters \_\_\_\_\_  
 312 104. Smoke Detectors  
 313      Battery Electric  Both How many *2*  
 314      Carbon Monoxide Detectors How many \_\_\_\_\_  
 315      Location *BTH LOOMS*

316 105. With regard to the above items, are you aware that any item is not in working order?  
 317 105a. If "yes," identify each item that is not in working order or defective and explain the nature  
 318 of the problem:

319 106.  In-ground pool  Above-ground pool  Pool Heater  Spa/Hot Tub  
 320 106a. Were proper permits and approvals obtained?  
 321 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or  
 322      mechanical components of the pool or spa/hot tub?  
 323 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

324 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)  
 325       Refrigerator  
 326       Range  
 327       Microwave Oven  
 328       Dishwasher  
 329       Trash Compactor  
 330       Garbage Disposal  
 331       In-Ground Sprinkler System  
 332       Central Vacuum System  
 333       Security System  
 334       Washer *Community washer & dryer on premises*  
 335       Dryer  
 336       Intercom  
 337       Other

338 108. Of those that may be included, is each in working order? *Yes*  
 339 If "no," identify each item not in working order, explain the nature of the problem:

*N/A*

351 **SOLAR PANEL SYSTEMS** *N/A*  
 352 By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar  
 363 panels designed to absorb the sunlight as a source of energy for generating electricity in the roof, any and all fixtures, not just, wiring,  
 364 roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be  
 365 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.  
 366

367 Yes No Unknown  
 358 [ ] 109. When was the Solar Panel System installed? \_\_\_\_\_  
 369 [ ] 109a. What is the name and contact information of the business that installed the Solar Panel System? \_\_\_\_\_  
 360  
 381 [ ] [ ] 109b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form.  
 362  
 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, explain: \_\_\_\_\_  
 367  
 368  
 369  
 370  
 371 [ ] Choose one of the following three options:  
 372 113a. The Solar Panel System is financed under a power purchase agreement or other type of financing  
 373 arrangement which requires me/us to make periodic payments to a Solar Panel System provider  
 374 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A  
 375 below.  
 376 [ ] 113b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.  
 377 113c. If/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.  
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**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  
 117. 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. If/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar  
 119c. Panel System can be included in the sale free and clear.  
 119d. If/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. If/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  
 124b. System?  
 124c. 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? \_\_\_\_\_

*N/A*

411 **WATER INTRUSION**412 Yes  No  Unknown 

413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470

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 (<http://nj.gov/health/>) and has the right to request a physical copy of the pamphlet from the real estate broker, broker-salesperson, or salesperson.

**FLOOD RISK**

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

To learn more about these impacts, including the flood risk to the Property, visit <http://nj.gov/landuse/flood/>. To learn more about how to prepare for a flood emergency, visit <http://nj.gov/landuse/flood/emergency/>.

Yes  No  Unknown 

127. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-year floodplain") according to FEMA's current flood insurance rate maps for your area?

128. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?

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

*Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance. Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure and the personal property within the structure. Also note that properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate maps.*

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.*

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.*

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.*

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? \$ \_\_\_\_\_*

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: \_\_\_\_\_

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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 491 **SELLER**

492 *Jack A. Galler Jr.*  
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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.

542 | PROSPECTIVE BUYER

543 | DATE

544 | PROSPECTIVE BUYER

545 | DATE

546 | PROSPECTIVE BUYER

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548 | PROSPECTIVE BUYER

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550 | PROSPECTIVE BUYER

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552 | **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**  
 553 | The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement  
 554 | form and that the information contained in the form was provided by the Seller.  
 555 | The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable  
 556 | diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement  
 557 | to the buyer.  
 558 | The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement  
 559 | form for the purpose of providing it to the Prospective Buyer.

12-1-25

560 | SELLER'S REAL ESTATE BROKER/  
 561 | BROKER-SALESPERSON/SALESPERSON:

562 | DATE

563 | PROSPECTIVE BUYER'S REAL ESTATE BROKER/  
 564 | BROKER-SALESPERSON/SALESPERSON:

565 | DATE