



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 23 Foxborough Rd -
Ocean View, NJ 08230 ("Property")

Seller: TRACEY L. HAMILTON ("Seller")

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

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

OCCUPANCY

- Yes No Unknown
1. Age of House, if known 50 yrs
2. Does the Seller currently occupy this Property?
3. What year did the Seller buy the Property? 2015
3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the Property? If "yes," please attach a copy of it to this form.

ROOF

- Yes No Unknown
4. Age of roof
5. Has roof been replaced or repaired since Seller bought the Property?
6. Are you aware of any roof leaks?
7. Explain any "yes" answers that you give in this section:

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

- Yes No Unknown
8. Does the Property have one or more sump pumps?
8a. Are there any problems with the operation of any sump pump?
9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the Property?
9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the Property?
10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs:
11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location:
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?



95 - Remediated by Veterans Roofing 10/25

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

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes No Unknown

-

16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?
17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?
18. If "yes," has work been performed to repair the damage?
19. Is your Property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: Superior Pest Control
236 N Main Rd Vineland 856 696 3994
20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past?
21. Explain any "yes" answers that you give in this section: _____

STRUCTURAL ITEMS

Yes No Unknown

-

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

ADDITIONS/REMODELS

Yes No Unknown

-

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

PLUMBING, WATER AND SEWAGE

Yes No Unknown

-

30. What is the source of your drinking water?
__ Public __ Community System Well on Property __ Other (explain) _____
31. If your drinking water source is not public, have you performed any tests on the water? If so, when? At purchase 2015
Attach a copy of or describe the results: water passed inspection
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?
33. When was well installed? unknown
Location of well? middle front lawn

- 171 [] 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 true septic system and not a cesspool?
- 175 [] [] 37. If Septic System, when was it installed? un known
- 176 [] [] Location? back under stones
- 177 [] [] 38. When was the Septic System or Cesspool last cleaned and/or serviced? 2023
- 178 [] [] 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
- 179 [] [] 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
- 180 [] [] _____
- 181 [] [] 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 _____
- 182 [] [] _____
- 183 [] [] 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: _____
- 184 [] [] _____
- 185 [] [] 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
- 186 [] [] 43. Is either the private water or sewage system shared? If "yes," explain: _____
- 187 [] [] _____
- 188 [] [] 44. Water Heater: Electric Fuel Oil Gas Both
- 189 [] [] Age of Water Heater _____
- 190 [] [] 44a. Are you aware of any problems with the water heater?
- 191 [] [] 45. Explain any "yes" answers that you give in this section: _____
- 192 [] [] _____
- 193 [] [] _____
- 194 [] [] _____
- 195 [] [] _____
- 196 [] [] _____
- 197 [] [] _____
- 198 [] [] _____
- 199 [] [] _____

HEATING AND AIR CONDITIONING

Yes No Unknown

- 201 [] [] [] 46. Type of Air Conditioning:
- 202 Central one zone Central multiple zone Wall/Window Unit None 2 AC units
- 203 [] [] [] 47. List any areas of the house that are not air conditioned: workroom 1 front 1 back
- 204 [] [] [] 48. What is the age of Air Conditioning System? Front unknown Back - 2019
- 205 [] [] [] 49. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 206 [] [] [] 50. What is the type of heating system? (for example, forced air hot water or base board, radiator, steam heat)
- 207 [] [] [] 51. If it is a centralized heating system, is it one zone or multiple zones?
- 208 [] [] [] multiple HVAC systems 1-front of 1 in law suite
- 209 [] [] [] 52. Age of furnace _____ Date of last service: Nov 24 - both
- 210 [] [] [] 53. List any areas of the house that are not heated: _____
- 211 [] [] [] 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
- 212 [] [] [] 55. If tank is not in use, do you have a closure certificate?
- 213 [] [] [] 56. Are you aware of any problems with any items in this section? If "yes," explain: _____
- 214 [] [] [] _____
- 215 [] [] [] _____
- 216 [] [] [] _____
- 217 [] [] [] _____
- 218 [] [] [] _____
- 219 [] [] [] _____
- 220 [] [] [] _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 221 [] [] [] 57. Do you have wood burning stove? fireplace? insert? other
- 222 [] [] [] 57a. Is it presently usable?
- 223 [] [] [] 58. If you have a fireplace, when was the flue last cleaned? _____
- 224 [] [] [] 58a. Was the flue cleaned by a professional or non-professional? _____
- 225 [] [] [] 59. Have you obtained any required permits for any such item?
- 226 [] [] [] 60. Are you aware of any problems with any of these items? If "yes," please explain: _____
- 227 [] [] [] _____
- 228 [] [] [] _____
- 229 [] [] [] _____
- 230 [] [] [] _____

231 **ELECTRICAL SYSTEM**

232 Yes No Unknown

- 233 61. What type of wiring is in this structure? Copper Aluminum Other Unknown
- 234 62. What amp service does the Property have? 60 100 150 200 Other Unknown
- 235 [] [] [] 63. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
- 236 [] [] 64. Are you aware of any additions to the original service?
If "yes," were the additions done by a licensed electrician? Name and address: _____
- 237 _____
- 238 _____
- 239 _____
- 240 [] [] [] 65. If "yes," were proper building permits and approvals obtained?
- 241 [] [] 66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
- 242 67. Explain any "yes" answers that you give in this section: _____
- 243 _____
- 244 _____
- 245 _____

*2 in garage
1 in law suite
Kitchen*

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

247 Yes No Unknown

- 248 [] [] 68. Are you aware of any fill or expansive soil on the Property?
- 249 [] [] 69. Are you aware of any past or present mining operations in the area in which the Property is located?
- 250
- 251 [] [] 70. Is the Property located in a flood hazard zone?
- 252 [] [] 71. Are you aware of any drainage or flood problems affecting the Property?
- 253 [] [] [] 72. Are there any areas on the Property which are designated as protected wetlands?
- 254 [] [] 73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
- 255
- 256 [] [] 74. Are there any water retention basins on the Property or the adjacent properties?
- 257 [] [] 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: _____
- 258 _____
- 259 _____
- 260
- 261 [] [] 76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
- 262
- 263 77. Explain any "yes" answers to the preceding questions in this section: _____
- 264 _____
- 265
- 266 [] [] 78. Do you have a survey of the Property?
- 267 _____

268 **ENVIRONMENTAL HAZARDS**

269 Yes No Unknown

- 270 [] [] 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.
- 271
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- 274 [] [] 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: _____
- 275 _____
- 276
- 277
- 278 [] [] 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: _____
- 279 _____
- 280
- 281
- 282
- 283 [] [] 81. Are you aware if any underground storage tank has been tested?
(Attach a copy of each test report or closure certificate if available.)
- 284
- 285 [] [] [] 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.)
- 286
- 287
- 288 83. If "yes" to any of the above, explain: _____
- 289 _____
- 290 _____

We have cert.

291 [] [] 83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____
 292 _____
 293 _____
 294 [] [✓] [] 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 [] [✓] 85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it
 300 may be used due to its being situated within a designated historic district, or a protected area like
 301 the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local
 302 zoning ordinances?
 303 [] [✓] 86. Is the Property part of a condominium or other common interest ownership plan?
 304 [] [] 86a. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being
 305 part of a condominium or other form of common interest ownership?
 306 [] [✓] 87. As the owner of the Property, are you required to belong to a condominium association or
 307 homeowners association, or other similar organization or property owners?
 308 [] [] 87a. If so, what is the Association's name and telephone number? _____
 309 _____
 310 [] [] [] 87b. If so, are there any dues or assessments involved?
 311 If "yes," how much? _____
 312 [] [✓] 88. Are you aware of any defect, damage, or problem with any common elements or common areas
 313 that materially affects the Property?
 314 [✓] [] 89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
 315 [] [✓] [] 90. Since you purchased the Property, have there been any changes to the rules or by-laws of the
 316 Association that impact the Property?
 317 91. Explain any "yes" answers you give in this section: _____
 318 _____
 319 _____
 320 _____
 321 **MISCELLANEOUS**
 322 Yes No Unknown
 323 [] [✓] 92. Are you aware of any existing or threatened legal action affecting the Property or any condominium
 324 or homeowners association to which you, as an owner, belong?
 325 [] [✓] 93. Are you aware of any violations of Federal, State or local laws or regulations relating to this
 326 Property?
 327 [] [✓] 94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
 328 uses, or set-back violations relating to this Property? If so, please state whether the condition is
 329 pre-existing non-conformance to present day zoning or a violation to zoning and/or land use
 330 laws. _____
 331 _____
 332 [] [✓] 95. Are you aware of any public improvement, condominium or homeowner association assessments
 333 against the Property that remain unpaid? Are you aware of any violations of zoning, housing,
 334 building, safety or fire ordinances that remain uncorrected?
 335 [✓] [] [] 96. Are there (mortgages) encumbrances or liens on this Property?
 336 [] [✓] 96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
 337 clear title?
 338 [] [✓] 97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed
 339 elsewhere on this form? (A defect is "material," if a reasonable person would attach importance
 340 to its existence or non-existence in deciding whether or how to proceed in the transaction.)
 341 If "yes," explain: _____
 342 _____
 343 [] [✓] 98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any
 344 special assessments and any association dues or membership fees, are there any other fees that you
 345 pay on an ongoing basis with respect to this Property, such as garbage collection fees?
 346 99. Explain any other "yes" answers you give in this section: _____
 347 _____
 348 _____
 349 _____
 350 _____

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
357 [] TC [] _____
358 (Initials) (Initials)

359
360 If you responded "yes," answer the following questions. If you responded "no," proceed to the next section.

361
362 Yes No Unknown
363 [] [] 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if
364 available.)
365 [] [] 101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas?
366 (If "yes," attach a copy of any evidence of such mitigation or treatment.)
367 [] [] 102. Is radon remediation equipment now present in the Property?
368 [] [] [] 102a. If "yes," is such equipment in good working order?

369
370 **MAJOR APPLIANCES AND OTHER ITEMS**

371 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
372 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not
373 applicable.")

374
375 Yes No Unknown N/A
376 [] [] [] 103. Electric Garage Door Opener
377 [] [] [] 103a. If "yes," are they reversible? Number of Transmitters 1
378 [] [] [] 104. Smoke Detectors
379 Battery Electric Both How many _____
380 Carbon Monoxide Detectors How many 1
381 Location _____
382 [] [] [] 105. With regard to the above items, are you aware that any item is not in working order?
383 105a. If "yes," identify each item that is not in working order or defective and explain the nature
384 of the problem: _____
385
386 [] [] [] [] 106. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
387 [] [] [] [] 106a. Were proper permits and approvals obtained?
388 [] [] [] [] 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
389 mechanical components of the pool or spa/hot tub?
390 [] [] [] [] 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
391 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
392 Refrigerator 2
393 Range 1
394 Microwave Oven 2
395 Dishwasher 2
396 [] Trash Compactor 0
397 [] Garbage Disposal 0
398 In-Ground Sprinkler System
399 [] Central Vacuum System
400 [] Security System
401 Washer 2
402 Dryer 2
403 [] Intercom
404 [] Other
405 108. Of those that may be included, is each in working order? Yes
406 If "no," identify each item not in working order, explain the nature of the problem: _____
407
408
409
410



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT
ADDENDUM REGARDING FLOOD RISK

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471 Pursuant to N.J.S.A. 56:8-19.2, all Sellers of real property (including both residential and non-residential property) must complete
472 questions 109-117 below.

473
474 Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the
475 Property. This is the case regardless of whether the Seller completes questions 1-108. Sellers must verify their answers to questions 109-
476 110, and may do so using the Flood Risk Notification Tool located at njreal.to/flood-disclosure. Questions 111-117 must be answered
477 based on the Seller's actual knowledge.

478
479 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding
480 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
481 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.
482 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at
483 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage
484 originated in or after 2020.

485
486 To learn more about these impacts, including the flood risk to your Property, visit njreal.to/flood-disclosure. To learn more about how to
487 prepare for a flood emergency, visit njreal.to/flood-planning.

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489 Yes No Unknown
490 [] [x]
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492 [] [x]
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494 [] [x] []
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518 [] [x] []
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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 Tracy R. H. H. H. 9/24/25
 545 SELLER DATE SELLER DATE
 546 _____
 547 SELLER DATE SELLER DATE
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 549 SELLER DATE SELLER DATE
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 551 SELLER DATE SELLER DATE
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553 **EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)**

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

555 _____
 556 _____
 557 SIGNED DATE SIGNED DATE
 558 _____
 559 _____

560 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

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 574 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE
 575 _____
 576 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE
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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

597 *[Signature]* 10/25/25
598 SELLER'S REAL ESTATE BROKER/ DATE
599 BROKER-SALESPERSON/SALESPERSON:

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603 PROSPECTIVE BUYER'S REAL ESTATE BROKER/ DATE
604 BROKER-SALESPERSON/SALESPERSON
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ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE