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

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

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

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

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

The purpose of the Property Condition Disclosure Statement ("Disclosure Statement"), including the Flood Risk Addendum, is to disclose the condition of the property, as of the date set forth on the Disclosure Statement or Flood Risk Addendum. The seller is under an obligation to disclose any known material defects in the property even if not addressed in this printed form. The 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 a 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.

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. Sellers of residential real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property. Questions 1 through 108 must be answered to the best of the seller's knowledge, unless otherwise stated.

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 for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller 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 Risk Notification Tool located at flooddisclosure.nj.gov. Questions 111 through 117 must be answered based on the seller's actual knowledge.

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

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

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50 51 52



### NEW JERSEY REALTORS® SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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7 8 <u>Cald</u>	vell, NJ 07	006		("Property").
Seller	: Philip E.	Hoch, Sue L F	Ioch	
				("Seller").
addre are ca	below. The ssed in this autioned to	Seller is award printed form. S carefully inspec- y. Moreover, the	e that Seller	nent is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set he or she is under an obligation to disclose any known material defects in the Property even if not alone is the source of all information contained in this form. All prospective buyers of the Property Property and to carefully inspect the surrounding area for any off-site conditions that may adversely sclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts
If you featur	r Property es even if th	consists of mune question is p	ıltiple hrased	units, systems and/or features, please provide complete answers on all such units, systems and/or in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.
occ	UPANCY			
Yes	No	Unknown		
1		[]	1.	Age of House, if known
M	[ ]		2.	Does the Seller currently occupy this Property?
				If not, how long has it been since Seller occupied the Property?
1/	f 1		3.	What year did the Seller buy the Property? 2022
[0]	[ ]		sa.	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.
				the Property: If yes, please attach a copy of it to this form.
ROO	F			
Yes	No	Unknown		
,	/	W	4.	Age of roof
M			5.	Has roof been replaced or repaired since Seller bought the Property?
[ ]	[V		6.	Are you aware of any roof leaks?
			7.	Explain any "yes" answers that you give in this section: Root Repair due to Sky light Replace west
				Try light replace mens
ATT	C. BASEM	IENTS AND C	RAW	/L SPACES (Complete only if applicable)
Yes	,	Unknown		
M	[]/		8.	Does the Property have one or more sump pumps?
[ ]	IV,		8a.	Are there any problems with the operation of any sump pump?
[ ]	W		9.	Are you aware of any water leakage, accumulation or dampness within the basement or crawl
	. /		0-	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?
1/1	r 1		10	Are you aware of any repairs or other attempts to control any water or dampness problem in the
[4]	[ ]		10.	basement or crawl space? If "yes," describe the location, nature and date of the repairs:  Installed basement Sump pump and French day as preventive
				MCGSVR
[ ]	W		11.	Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify
	/			location:
[ ]	IN	o.	12.	Are you aware of any restrictions on how the attic may be used as a result of the manner in which
( )	14		12	the attic or roof was constructed?  In the attic or house vertilated by:  A whole house for?  An attic for?
	14			Is the attic or house ventilated by:a whole house fan?an attic fan?  Are you aware of any problems with the operation of such a fan?
[ ]			134	. The you aware of any problems with the operation of such a fair:





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
113 114				15	Explain any "yes" answers that you give in this section:  Description of the section of the sect
115				13.	Explain any yes answers that you give it this section.
116					The state of the s
117					
118	TERMI	TES/WO	OD DESTRO	OYING	INSECTS, DRY ROT, PESTS
119	Yes	No /	Unknown		
120	[]	11/2		16.	Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?
121	[ ]	iv		17.	Are you aware of any damage to the Property caused by termites/wood destroying insects, dry
122					rot, or pests?
123	[ ]	[ ]		18.	If "yes," has work been performed to repair the damage?
124	W	[ ]		19.	Is your Property under contract by a licensed pest control company? If "ves," state the name and
125					address of the licensed pest control company: A least on Pest Control
126 127	f 1	. /		20	Are you aware of any termite/pest control inspections or treatments performed on the Property
127	[ ]			20.	Are you aware of any termite/pest control inspections of treatments performed on any
129				21	in the past? Explain any "yes" answers that you give in this section:
130				21.	Explain any yes answers that you give in any section.
131					
132					
133	STRUC	TURAL	ITEMS		
134	Yes	No	Unknown		
135	[ ]	11		22.	Are you aware of any movement, shifting, or other problems with walls, floors, or foundations,
136					including any restrictions on how any space, other than the attic or roof, may be used as a result
137		. /			of the manner in which it was constructed?
138 139	[ ]	1		23.	Are you aware if the Property or any of the structures on it have ever been damaged by fire,
140	r 1	1/1		24	smoke, wind or flood?  Are you aware of any fire retardant plywood used in the construction?
141	l J			24.	Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or
142	l j	l J		25.	retaining walls on the Property?
143	[]	1/1		26.	Are you aware of any present or past efforts made to repair any problems with the items in this
144	. ,	. ,			section?
145				27.	Explain any "yes" answers that you give in this section. Please describe the location and nature of
146					the problem:
147					
148					
149		ONODE	MARKE		
150 151			MODELS		
152	Yes	No	Unknown	28	Are you aware of any additions, structural changes or other alterations to the structures on the
153	[ ]	17		20.	Property made by any present or past owners?
154	[ ]			29	Were the proper building permits and approvals obtained? Explain any "yes" answers you give
155	LI	L		27.	in this section:
156					
157					
158					
159	PLUMI	BING, WA	TER AND S	<b>EWA</b> (	GE .
160	Yes	No	Unknown		
161				30.	What is the source of your drinking water?
162					PublicCommunity System Well on PropertyOther (explain)
163	[ ]	[ ]		31.	If your drinking water source is not public, have you performed any tests on the water?
164					If so, when?Attach a copy of or describe the results:
165 166					Attach a copy of or describe the results:
167	[ ]	IVI	[ ]	32	Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
168	ı J	[ \( \) ]	( )	34,	location other than the sewer, septic, or other system that services the rest of the Property?
169			[ ]	33.	When was well installed?
170					Location of well?

171 172	[ ]	1/1		34	Do you have a softener, filter, or other water purification system?LeasedOwned
173 174	11	( )			Public Sewer Private Sewer Sentia System
175	' '	[ ]		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?
176 177					If Septic System, when was it installed?  Location?
178		/	[]		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?
180 181		[ ]		398	a. If "yes," is the closure in accordance with the municipality's ordinance? Explain:
182	[]	[ ]		40.	Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pines ciple table and the plumbing systems and
183 184 185					fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems? If "yes," explain
186	[]			41	
187 188				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:
189	[]	[/		42	
190 191		. /			Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
191	[]	10	[ ]	43.	Is either the private water or sewage system shared? If "yes," explain:
193					Water Heater: Electric Fuel Oil \( \sqrt{Gas} \)
194			[ ]		Age of Water Heater
195 196	[]	W		44a	. Are you aware of any problems with the water heater?
197				45.	Explain any "yes" answers that you give in this section:
198					
199					
200	HEAT		AIR COND	ITION	ING
201 202	Yes	No	Unknown		
203				46.	Type of Air Conditioning:
204				47	Central one zone Central multiple zone Wall/Window Unit None
205				47.	List any areas of the house that are not air conditioned:
206			[ ]	48.	What is the age of Air Conditioning System?
207				49.	Type of heat: Electric Fuel Oil Natural Gas Propage Unheated Other
208 209				50.	what is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat)  Base Board
210 211				51.	If it is a centralized heating system, is it one zone or multiple zones? [wo Zones
212				52	Age of furnace Un Known Date of last service: Or to hea 202U
213				53.	Age of furnace Unknown Date of last service: October 2024  List any areas of the house that are not heated:
214		/			
215 216	[ ]	14	[ ]	54.	Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
217	[ ]			55.	If tank is not in use, do you have a closure certificate?
218	[ ]			56.	Are you aware of any problems with any items in this section? If "yes," explain:
219   220					
221	woor	RURNING	G STOVE O	D EIDE	DIACE
222	Yes	No	Unknown		
223	[]	[ ]		57.	Do you havewood burning stove?fireplace? insert? other
224	[ ]		,	57a.	Is it presently usable?
225	[ ]	[ ]	M	58.	If you have a fireplace, when was the flue last cleaned?
226		[ ]			Was the flue cleaned by a professional or non-professional?
228		[ ]	[~]		Have you obtained any required permits for any such item?  Are you aware of any problems with any of these items? If "yes," please explain:
229	10 1	r 1		00.	M. ss. my Damped Handle
230				-	

231	ELECT	RICAL S	YSTEM		
232	Yes	No	Unknown		Other Minknown
233				61.	What type of wiring is in this structure?CopperAluminumOtherUnknown What amp service does the Property have?60100150200OtherOnknown  Does it have 240 yolf service? Which are presentCircuit Breakers,Fuses orBoth?
234			,	62.	What amp service does the Property have? 60 100 150 200 Oute 2 Does it have 240 volt service? Which are presentCircuit Breakers,Fuses orBoth?  Does it have 240 volt service? Which are presentCircuit Breakers,Fuses orBoth?
235	1 1	[ ]	1/		
236	1	[-]		64.	Are you aware of any additions to the original service?  Are you aware of any additions to the original service?  Name and address: Todd Resch
237					Are you aware of any additions to the original service?  If "yes," were the additions done by a licensed electrician? Name and address:  Todd Resch
238					42 Buena Vista Road, Cedar Grove
239	_				to and approvals obtained?
240	IV		[ ]	65.	If "yes," were proper building permits and approvals obtained.  Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
241	[ ]	14		67	Explain any "yes" answers that you give in this section:
242   243				07.	Whole have generator installed 2023
244					00 100 100 100 100 100 100 100 100 100
245					
246	LAND	(SOILS, I	DRAINAGE A	ND B	OUNDARIES)
247	Yes	No	Unknown		
248	[ ]	14		68.	Are you aware of any fill or expansive soil on the Property?  Are you aware of any past or present mining operations in the area in which the Property is
249	[ ]	11		69.	Are you aware of any past of present filling operations in the
250				70	located?  Is the Property located in a flood hazard zone?
251	[ ]	[1		71	A servey aware of any drainage or flood problems affecting the Property?
252 253	1 1	11	( )		the Droparty Which are designated as projected wedated.
254			[ ]	73	Are there any areas on the Property which are designated as property and are you aware of any encroachments, utility easements, boundary line disputes, or drainage or
255	ı j				other easements affecting the Property?
256	F 1	IX		74.	to the agreement victor retention basins on the Property or the adjacent properties?
257	1 1			75.	Are you giver if any part of the Property is being claimed by the State of New Jersey as lared
258	. ,	( V)			presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
259					
260		/			Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,
261	[ ]	IV		76.	bulkheads, etc.) or maintenance agreements regarding the Property?
262				77	Explain any "yes" answers to the preceding questions in this section:
263 264				11.	Explain any yes answers to the preceding queen
265					
266	1/1	r 1		78.	Do you have a survey of the Property?
267	[+1	1 1			
268	ENVIE	RONMEN	TAL HAZAR	DS	
269	Yes	No /	Unknown		· · · · · · · · · · · · · · · · · · ·
270	[ ]	1		79.	Have you received any written notification from any public agency or private concern informing you
271					that the Property is adversely affected, or may be adversely affected, by a condition that exists on a
272					property in the vicinity of this Property? If "yes," attach a copy of any such notice currently in your
273				70-	possession.  Are you aware of any condition that exists on any property in the vicinity which adversely affects,
274	[ ]			/9a.	or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water,
275 276					and/or physical structures present on this Property? If "yes," explain:
277		,			and/or physical structures present on this Property. It yes, england
278	[]	11		80.	Are you aware of any underground storage tanks (UST) or toxic substances now or previously
279	ι 1	[ • ]		001	present on this Property or adjacent property (structure or soil), such as polychlorinated biphenyl
280					(PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium,
281					thorium, lead or other hazardous substances in the soil? If "yes," explain:
282		/			
283	[ ]	1		81.	Are you aware if any underground storage tank has been tested?
284		/			(Attach a copy of each test report or closure certificate if available.)
285	[ ]	[/]	[ ]	82.	Are you aware if the Property has been tested for the presence of any other toxic substances, such
286					as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
287 288				92	(Attach copy of each test report if available.)  If "yes" to any of the above, explain:
289				63.	11 yes to any of the above, explain.
290					

	291 292		1 1 1	1		83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
,	293 294		1 1/	/	1 1	84. Is the Property in a designated Airport Safety Zone?
	295 296	D	EED REST	RICT	IONS.	SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS
	297		ND CO-OPS		10113, 1	HEALIAL DESIGNATIONS, HOMBO WILLIAM ASSOCIATION
	298 299 300 301	I		_ (	Unknow	85. Are you aware if the Property is subject to any deed restrictions or other limitations on how may be used due to its being situated within a designated historic district, or a protected area lifthe New Jersey Pinelands, or its being subject to similar legal authorities other than typical local process.
3	302 303	1	!!!			zoning ordinances?  86. Is the Property part of a condominium or other common interest ownership plan?
3	04 05 06	1		•		<ul><li>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?</li><li>87. As the owner of the Property, are you required to belong to a condominium association</li></ul>
3	07 08 09	1	1 []			homeowners association, or other similar organization or property owners?  87a. If so, what is the Association's name and telephone number?
	10 11	1			[ ]	87b. If so, are there any dues or assessments involved?  If "yes," how much?
3	12	[				88. Are you aware of any defect, damage, or problem with any common elements or common area that materially affects the Property?
31 31		[ ]	17		[]	89. Are you aware of any condition or claim which may result in an increase in assessments or fees? 90. Since you purchased the Property, have there been any changes to the rules or by-laws of th Association that impact the Property?
31 31	8					91. Explain any "yes" answers you give in this section:
31 32						
32	1		CELLANE	ous		
32: 32:		Yes	No	Uni	known	92. Are you aware of any evicting or the standard local and a Contract Department or an appropriate
324 325	1	[]		1		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?
326	5		. /			93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?
327 328 329 330			17			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
331			./			laws.
332 333 334		]	11			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?
335 336 337	] [	]	1	I	1	<ul><li>96. Are there mortgages, encumbrances or liens on this Property?</li><li>96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying</li></ul>
338 339 340	] [	]	M			clear title?  97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non evidence in deciding whether
341 342			/			to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain:
343 344 345 346	[	]	[ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			<ul> <li>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?</li> <li>Explain any other "yes" answers you give in this section:</li> </ul>
347 348 349 350						, , , , , , , , , , , , , , , , , , ,

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51	RADON	GAS Inst	ructions to	Owners	
52	n 1 a	11010	( ab ea.		owner who has had his or her Property tested or treated for radon gas may require that information
53	about suc	h testing	and treatme	ent be ker	owner who has had his or her Property tested or treated for factor gas may be obtained at which time of confidential until the time that the owner and a buyer enter into a contract of sale, at which time of confidential until the time that the owner and a buyer enter into a contract of sale, at which time of confidential until the time that the owner and a buyer enter into a contract of sale, at which time of confidential until the time that the owner and a buyer enter into a contract of sale, at which time of confidential until the time that the owner and a buyer enter into a contract of sale, at which time of confidential until the time that the owner and a buyer enter into a contract of sale, at which time of confidential until the time that the owner and a buyer enter into a contract of sale, at which time of confidential until the time that the owner and a buyer enter into a contract of sale, at which time of confidential until the time that the owner and a buyer enter into a contract of sale, at which time that the owner and a buyer enter into a contract of sale, at which time that the owner and a buyer enter into a contract of sale, at which time that the owner and a buyer enter into a contract of sale, at which time the confidential until the time that the owner and a buyer enter into a contract of sale, at which time the confidential until the time that the owner and the confidential until the time that the owner and the confidential until the time that the owner and the confidential until the time that the owner and the confidential until the time that the owner and the confidential until the time that the owner and the confidential until the time that the owner and the confidential until the time that the conf
54					
355	owners n	av waiva	in writing	this right	t of confidentiality. As the owner(s) of this Property, do you wish to waive this right?
	When War	N-	III WITTING	Turkus	tor confidentiality. As the owner(s) of this respective as y
356	Yes	No	(4K	111)	5.41
357	1		V		<u>SLH</u>
358			(ln	itials)	(Initials)
359					n to decretion
360	If you re	sponded "	yes," answo	er the foll	owing questions. If you responded "no," proceed to the next section.
361					
362	Yes	No /	Unknown		a complete the same of each test report if
363	[ ]	M		100.	Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if
364	. ,	(*)			71.11.5
365	[ ]	1/1		101.	Are you aware if the Property has been treated in an effort to mitigate the presence of radon gus.
366		(-)			(If "yes" attach a copy of any evidence of such mitigation of treatment.)
367	[ ]	1/		102	Is radon remediation equipment now present in the Property?
368	1 1	[ ]		102	a. If "yes," is such equipment in good working order?
369	1 1	L		102	11 900, 10 00000 14-17-17
370	MATOT	ADDITA	NCES AN	п отн	CRITEMS
371	7878		~ .		the describer shall be controlling as to what appliances of other licitis, it dily, shall be increased
372	in the	is of any	December	Which o	f the following items are present in the Property? (For items that are not present, indicate "not
373	in the s	are of the	Property.	which o	The following hems are present in the trapes,
374	applicab	ie.")			
375				NT/A	
376	Yes	No	Unknown		103. Electric Garage Door Opener
377		Į Į		[ ]	103a. If "yes," are they reversible? Number of Transmitters
	1 V	Į Į		[ ]	
378	[ ]			[ ]	104. Smoke Detectors Battery _ Electric _ Both How many
379					✓Carbon Monoxide Detectors How many
380					Vearbon Monoxide Delectors flow many
381		/			Location Basement, Kitchen, Booleon Hullway  105. With regard to the above items, are you aware that any item is not in working order?
382	[]	1		[ ]	105. With regard to the above items, are you aware that any item is not in working order.  105a. If "yes," identify each item that is not in working order or defective and explain the nature
383					105a. If "yes," identify each item that is not in working order of defective and explain are
384					of the problem:
385		_			Deal Hoster Spe/Hot Tub
386	[ ]	17			106In-ground poolAbove-ground poolPool HeaterSpa/Hot Tub
387	[ ]	[ ]	[ ]	17	106a. Were proper permits and approvals obtained?
388	[ ]	[ ]		(X	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	[ ]	[]		[4	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					[ y] Refrigerator
393					[ $\checkmark$ ] Range
394					[ $\checkmark$ ] Microwave Oven
395					[\(\forall \)] Dishwasher
396					[N] Trash Compactor
397					[N] Garbage Disposal
398					[ /] In-Ground Sprinkler System
399					[N] Central Vacuum System
400					Security System
401					[ \forall ] Washer
402					[ $\checkmark$ ] Dryer
403					[ N] Intercom
404					[ ] Other
405					108. Of those that may be included, is each in working order?
406					If "no," identify each item not in working order, explain the nature of the problem:
407					,
407					
400					

411	ACKNOWLEDGMENT OF SELLER			
412	The undersigned Seller affirms that the int	formation set forth in	this Disclosure Statement is accurate and co	emplete to the best of Seller's
413	knowledge, but is not a warranty as to the	condition of the Prop	perty. Seller hereby authorizes the real estate	brokerage firm representing
414	or assisting the Seller to provide this Discl	osure Statement to all	prospective buyers of the Property, and to o	ther real estate agents. Seller
415	alone is the source of all information con	tained in this statemen	nt. *If the Seller relied upon any credible re	presentations of another, the
416	Seller should state the name(s) of the person	n(s) who made the rep	resentation(s) and describe the information th	at was relied upon.
417				
418				
419				
420	Melala	.//	- d dlad	6/17/20
421	SHUM FILL	6/17/2	3 Due S. Hoch	2/17/23
422	SECLER	DATE	SELLER	DATE
423	Philip E. Hoch		Sue L Hoch	
424	OPLI DE			
425	SELLER	DATE	SELLER	DATE
426				
427	EXECUTOR, ADMINISTRATOR, TRU	STEE (if applicable)		
428	The undersigned has never occupied the Pro	poerty and lacks the	rsonal knowledge necessary to complete this	Natagara Statement
429	and a secupied the Fre	operty and lacks the pe	rsonal knowledge necessary to complete this i	Asciosure Statement.
430				
431	SIGNED	DATE	SIGNED	DATE
432		DAIL	SIGNED	DATE
433	RECEIPT AND ACKNOWLED COMMO			
434	RECEIPT AND ACKNOWLEDGMENT	BY PROSPECTIVE	BUYER	
435	this Property Properties Described Buyer acknowledges	wledges receipt of this	Disclosure Statement prior to signing a Co	ntract of Sale pertaining to
436	The state of the s	iges inai inis Disclosin	e Statement is not a mamountaile. Callan and 41	at it is Decomposition Demonds
437	The succession of the section of the	is to the condition of t	he Property Decementing D	all a the December 1
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439	the state of the s	lucu to provide inform	Stion relating to the condition of the food of	
440	in the said. This	TOTHI GOES NOT SAGRES	S local conditions which man accord	
441	conditions before entering into a hinding co	ontract to purchase the	Buyer acknowledges that they may independ	ently investigate such local
442	that the visual inspection performed by the	e Seller's real estate h	Property. Prospective Buyer acknowledges roker/broker-salesperson/salesperson does no	that he or she understands
443	home inspection as performed by a licensed	home inspector	Toker/bloker-salesperson/salesperson does no	t constitute a professional
444	, , , , , , , , , , , , , , , , , , , ,	nome inspector.		
445				
446	PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
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449	PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
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451	ACKNOWLEDGMENT OF REAL ESTA	TE PDOVED/PDOV	TED CALL ECDED COMME TO THE	1
452	The undersigned Seller's real estate broker	hroker-salesperson/sa	lesperson acknowledges receipt of the Propo	
453	form and that the information contained in th	e form was provided b	y the Sallar	erty Disclosure Statement
454				į
455	The Seller's real estate broker/broker-salespe	erson/salesnerson also	confirms that he or she visually inspected the	
456	diligence to ascertain the accuracy of the info	ormation disclosed by	he Seller, prior to providing a copy of the pro	Property with reasonable
457	to the buyer.	discressed by	the series, prior to providing a copy of the pro	perty disclosure statement
458				
459	The Prospective Buyer's real estate broker/br	roker-salesperson/sales	person also acknowledges receipt of the Prop	ports. Disalasses St.
460	form for the purpose of providing it to the Pro	ospective Buyer.	reades receipt of the Prop	ary Disclosure Statement
461	Lauren Orsini 06/18/25			
462			X-970-0000-000-000-000-000-000-000-000-00	
463	SELLER'S REAL ESTATE BROKER/	300	DATE	
464	BROKER-SALESPERSON/SALESPERSON	1		
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466 467	DPOSDECTIVE DITUENCE DE LA COMPANIO DEL COMPANIO DE LA COMPANIO DEL COMPANIO DE LA COMPANIO DEL COMPANIO DEL COMPANIO DE LA COMPANIO DEL COMPANIO DEL COMPANIO DEL COMPANIO DEL COMPANIO DE LA COMPANIO DEL COMPANIO			
468	PROSPECTIVE BUYER'S REAL ESTATE I BROKER-SALESPERSON/SALESPERSON	BROKER/	DATE	
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SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE



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

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

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

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 your Property, visit <u>nireal.to/flood-disclosure</u>. To learn more about how to prepare for a flood emergency, visit <u>nireal.to/flood-planning</u>.

- 109. 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?
- 110. 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?
- 111. 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.

112. 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.

- 113. 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.
- 114. 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.

115. 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? \$



201 [ 1 1

		ced any flood damage, water seepage, or rainfall, coastal storm surge, tidal inundation	
11	7. Explain any "yes" answer	s that you give in this section:	
and complete to Seller's actual knowstate brokerage firm representing of	the information set forth in the vledge, but is not a warranty or assisting the Seller to provperty, and to other real estate any credible representation of	he above Flood Risk Addendum to the Dis y as to the condition of the Property. Sell- ride this completed Flood Risk Addendum e agents. Seller alone is the source of all if f another, the Seller should state the name( appon.	to the Disclosure Sta
SELLER THE	6/17/2 DATE	SELLER Sue L. Hoch	6/17/2 DATE
Philip E. Hoch		Sue L Hoen	DATE
SELLER	DATE	SELLER	DATE
The undersigned has hever occupied	the copiety and taken are per	rsonal knowledge necessary to complete this	
SIGNED	DATE	SIGNED	DATE
RECEIPT AND ACKNOWLEDGE The undersigned Prospective Buyer to signing a Contract of Sale pertain the Disclosure Statement is not a wear condition of the Property. Prospect Buyer's expense, to determine the approvide information relating to the does not address local conditions we etc. Prospective Buyer acknowledge to purchase the Property. Prospective Buyer acknowledges to purchase the Property.	DATE  MENT BY PROSPECTIVE r acknowledges receipt of the ning to this Property. Prospect arranty by Seller and that it is ive Buyer acknowledges that actual condition of the Propert condition of the land, structur which may affect a purchaser's test that they may independently the Buyer acknowledges that he	SIGNED	DATE  Disclosure Statemen ed Flood Risk Addency y himself or herself as professionals, at Prosp that this form is inten cluded in the sale. Thi noise, odors, traffic ve tering into a binding co tion performed by the S
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RECEIPT AND ACKNOWLEDGE The undersigned Prospective Buyer to signing a Contract of Sale pertain the Disclosure Statement is not a word condition of the Property. Prospect Buyer's expense, to determine the approvide information relating to the does not address local conditions wetc. Prospective Buyer acknowledge to purchase the Property. Prospective all estate broker/broker-salesperse inspector.	EMENT BY PROSPECTIVE or acknowledges receipt of the ning to this Property. Prospectarranty by Seller and that it is ive Buyer acknowledges that actual condition of the Property condition of the land, structure which may affect a purchaser's set that they may independently be Buyer acknowledges that he on/salesperson does not constitution.	SIGNED  BUYER is completed Flood Risk Addendum to the tive Buyer acknowledges that this complet is Prospective Buyer's responsibility to satisfy the Property may be inspected by qualified ty. Prospective Buyer further acknowledges res, major systems and amenities, if any, increase and enjoyment of the Property such as y investigate such local conditions before englished or she understands that the visual inspectitute a professional home inspection as per	DATE  Disclosure Statemen ed Flood Risk Addence y himself or herself as professionals, at Prosp that this form is inten- cluded in the sale. Thi noise, odors, traffic ve- tering into a binding co- ton performed by the St

586	ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKE	ER-SALESPERSON/SALESPERSON
587		son/salesperson acknowledges receipt of this completed Flood Risk
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589		and in this term was provided by the second
590	The Seller's real estate broker/broker-salesperson/salesperson also of	confirms that he or she visually inspected the Property with reasonable
591	diligence to ascertain the accuracy of the information disclosed by the	he Seller, prior to providing a copy of the property disclosure statement
592	to the buyer.	ic Scher, prior to providing a copy of all property
593		
594	The Prospective Buyer's real estate broker/broker/broker-salesper	son also acknowledges receipt of this completed Flood Disclosure
595	Addendum to the Property Disclosure for the purpose of providing it	to the Prospective Ruyer
596	Authentisign	to the Prospective Buyer.
597	Lauren Orsini 06/18/25	
598	SELLER'S REAL ESTATE BROKER/	DATE
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603	PROSPECTIVE BUYER'S REAL ESTATE BROKER/	DATE
604	BROKER-SALESPERSON/SALESPERSON	DATE
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645	ADDENDUM DECADDING STATUTODA DISCLOSIO	DEC & OTHER ITEMS CONTINUES ON NEWS BACK
040	ADDERDOM REGARDING STATUTORY DISCLOSU	RES & OTHER ITEMS CONTINUES ON NEXT PAGE



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

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16	501.4	D DAN	are v	evetems Pur	sugnt to P.L. 2023, c312						
46	SULA This e	ection i	VEL e ant	dicable if the Pr	operty is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other purposes,						
48	eunlial	ht as n	SOUT	ce of energy for	generating electricity or heating, any and all inverters, net meter, wiring, tool supports among other purposes,						
49	This section is applicable if the Property is serviced by a Solar Panel System, which means a system of solar panels designed and other sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes, equipment pertaining to the Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.										
50	to pre	nare a	Solar	Panel Addendu	m to be affixed to and made a part of a contract of sale for the Property.						
551	to prej	pui e u ·									
552	Yes	No	√								
553	[]	17	4		Is the Property serviced by a Solar Panel System?						
654	1 1	4	r								
655	If you	respo	nded	"ves," answer th	ne following questions.						
	li you	respon		,							
656 657	Yes	N	0	Unknown							
658	163			[ ]	118. When was the Solar Panel System Installed?						
659				ίí	118. When was the Solar Panel System Installed?  118a. What is the name and contact information of the business that installed the Solar Panel System?						
660					and Sustam? If "yes" please						
661	[1]	ſ	]		118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please						
662	1.		•		attach copies to this form.						
663	111	1	1	[ ]	119. Are SRECs available from the Solar Panel System?						
664	1,	· ·		[ ]	119a. If SRECs are available, when will the SRECs expire?						
665	[]	- [	1	[ ]	120. Is there any storage capacity on the Property for the Solar Panel System?  120. Is there any storage capacity on the Property for the Solar Panel System? If yes,						
666	li i	i	]		120. Is there any storage capacity on the Property for the Solar Panel System? If yes, 121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,						
667	1				explain:						
668											
669											
670					Choose one of the following three options:						
671	11				122a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider arrangement which requires me/us to make periodic payments to a Solar Panel System provider arrangement which requires me/us to make periodic payments to a Solar Panel System provider arrangement which requires me/us to make periodic payments to a Solar Panel System provider arrangement which requires me/us to make periodic payments to a Solar Panel System provider arrangement which requires me/us to make periodic payments to a Solar Panel System provider arrangement which requires me/us to make periodic payments to a Solar Panel System provider arrangement which requires me/us to make periodic payments to a Solar Panel System provider arrangement which requires me/us to make periodic payments to a Solar Panel System provider arrangement which requires me/us to make periodic payments to a Solar Panel System provider arrangement which requires me/us to make periodic payments to a Solar Panel System provider arrangement which requires me/us to make periodic payments to a Solar Panel System provider arrangement which requires me/us to make periodic payments are provider arrangement which requires me/us to make periodic payments are provider as a solar payment of the payment of						
672					in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A						
673					in order to acquire ownership of the Solar Panel System (1117).						
674					below.  122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.						
675	0.704 (0.75)	8			122b. The Solar Panel System is the subject of a lease agreement. If yes, poly 122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.						
676		I			122c. I/we own the Solar Patiet System outlight. If yes, you do not the						
677					SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA						
678	300			[ ]	122 U.S. of the amount periodic payment amount?						
679	See 1			[ ]	124 What is the frequency of the periodic payments (check one)?   Monthly   Quarterly						
680 68	1				125 What is the expiration date of the PPA. Which is when you will become the owner of the Bolds						
68				1 1	Panel System? ("PPA Expiration Date")						
68	200	1	[]		Panel System? ("PPA Expiration Date")  126. Is there a balloon payment that will become due on or before the PPA Expiration Date?						
68		1		[ ]	127. If there is a balloon payment, what is the amount? \$						
68	1			. ,	Choose one of the following three options:						
68		1			128a. Buyer will assume my/our obligations under the PPA at Closing.						
68					128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar						
68		-			Panel System can be included in the sale free and clear.						
68	9 [	]			128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain						
69	0				cancellation of the PPA as of the Closing.						
69	- 1										
69					SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE						
69	NO			Į Į	129. What is the current periodic lease payment amount? \$						
69	0000			[ ]	130. What is the frequency of the periodic lease payments (check one)? [ ] Monthly[ ] Quarterly						
69				[ ]	131. What is the expiration date of the lease?						
69	2320 1	1			Choose one of the following two options:  132a. Buyer will assume our obligations under the lease at Closing.						
	97 [	]			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						
	98   [	]									
0	,,				to Closing.						





#### RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER 761 762 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 herself as to the condition of the Property. Prospective Buyer's acknowledges that the Property may be inspected by qualified professionals, 765 766 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. 773 774 775 PROSPECTIVE BUYER PROSPECTIVE BUYER DATE 776 777 778 PROSPECTIVE BUYER PROSPECTIVE BUYER DATE 779 780 ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures & 781 782 Other Items Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller. 783 784 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. 787 788 The Prospective Buyer's real estate broker/broker-broker-salesperson also acknowledges receipt of this completed Statutory Disclosures 789 & Other Items Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer. 790 06/18/25 Lauren Orsini 791 792 SELLER'S REAL ESTATE BROKER/ DATE 793 BROKER-SALESPERSON/SALESPERSON: 794 795 796 797 PROSPECTIVE BUYER'S REAL ESTATE BROKER/ DATE 798 BROKER-SALESPERSON/SALESPERSON 799 800 801 802 803 804 805 806

DATE

DATE

701				SECTION C - THE SOLAR PANEL	System Is Subject To Energy Certi	FICATE(S)
702	1.1	1.1	1.1	133. Are Solar Transition Rene	System Is SUBJECT TO ENERGY CERTIFICATION ("IRECs") ("IRECs") ("IRECs")	ivailable from the solar rune.
703			1 12	System?		
704			1 1	133a. If TRECs are available, wh	nen will the TRECs expire?	rom the Solar Panel System?
705	1 1	1 1	1 1	<ol><li>134. Are Solar Renewable Energ</li></ol>	y Certificate IIs ("SREC IIs") available I	rom the solar rater system
706			1 1	134a. If SREC IIs are available,	when will the SREC IIs expire?	
707 708	331 A (200)	•• •• ••				
709	Yes	/		nt to N.J.S.A. 56:8-19.1		
710		No/	Unknown	125 Are you aware of any wat	er leakage, accumulation or dampness,	the presence of mold or other
711 712 713	. ,	101	[ ]	similar natural substance of	r repairs or other attempts to control any describe the nature of the issue and any	water or dampness problem on
714						
715						
716				If yes, pursuant to New Jer	sey law, the buyer of the real Property	is advised to refer to the 'Mold
717				Guidelines for New Jersey	Residents' pamphlet issued by the Nev	y Jersey Department of Health
718				(nireal.to/mold-guidelines)	and has the right to request a physical	copy of the pamphlet from the
719				real estate broker, broker-sa	alesperson, or salesperson.	
720						
721		NDARY I		RCE Pursuant to P.L.2025, c19		
722	Yes	No	Unknown			d intelled combination
723 724		ĺΧί		136. Is there a secondary por	wer source at the Property (i.e. pern	nanently installed combustion
725					attery storage systems, or any other sup	splemental source of electrical
726	[]	1.1		energy)?	led within 18 inches of the main electr	ical panel and electrical meter
727	1 ,	1 1			ociated with the secondary power sources	
728				and dangers use	ociated with the secondary power states	
729						
730	ACK	NOWLED	GMENT OF	SELLER		
731	The u	ndersigned	Seller affirms	that the information set forth in th	is Disclosure Statement is accurate and	complete to the best of Seller's
732	knowl	edge, but	s not a warrar	ity as to the condition of the Prope	rty. Seller hereby authorizes the real esta	te brokerage firm representing
733 734	or assi	sting the S	seller to provid	le this Disclosure Statement to all p	rospective buyers of the Property, and to	other real estate agents. Seller
735	Seller	should sta	te of all info	of the person(s) who makes the	*If the Seller relied upon any credible sentation(s) and describe the information	that was relied upon
736	Sener	silouid sta	ie die name(s)	of the person(s) who made the repre	sentation(s) and describe the information	ulat was reflect upon.
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741 742	SELL		,,,	DATÉ	SELLER	/ /DATE
742	Philip	E. Hoch			Sue L Hoch	
744	SELL	FR		DATE	SELLER	DATE
745	OLDE			DATE	SELLER	DATE
746						
747	EXEC	CUTOR, A	DMINISTRA	TOR, TRUSTEE (if applicable)		
748	The u	ndersigned	has never occ	upied the Property and lacks the per-	sonal knowledge necessary to complete th	is Disclosure Statement.
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751	SIGN	ED		DATE	SIGNED	DATE
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753 754						
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760	1	ADDENE	IIM DECAT	DINC CTATHEODY BY		
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NJ REALTORS® | Form 140 | 05/2025.2 Page 13 of 14