

# Licensee Detail with Addl Pics Report

Listings as of 06/23/2025 at 7:22PM

Active Coming Soon 06/23/25	Listing #: 2515617R	169 Metuchen Ave, Woodbridge Proper, NJ 07095-1207	List Price: \$699,000
County: Middlesex			



**Property Type** Residential  
**Area** Woodbridge Proper  
**Beds** 4  
**# Full Baths(FH)** 3 (2 1)  
**Year Built** 2019  
**Tax ID** 2500288010000403  
**DOM** 0

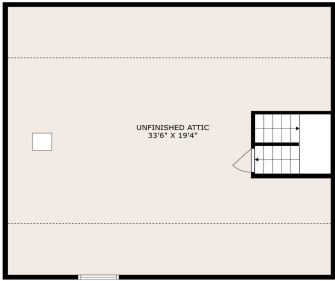
**Property Subtype** Single Family  
**Square Footage** 2306  
**Lot Sq Ft (approx)** 5998  
**Acres** 0.1377



Sizes & Dimensions Approx. Subject To Errors & Omissions. Actual Vary. Not To Scale.



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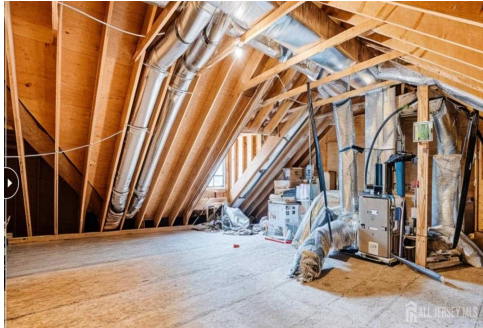
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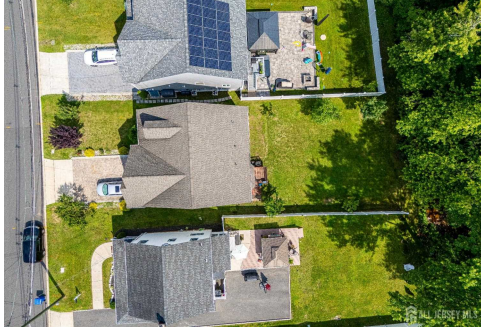
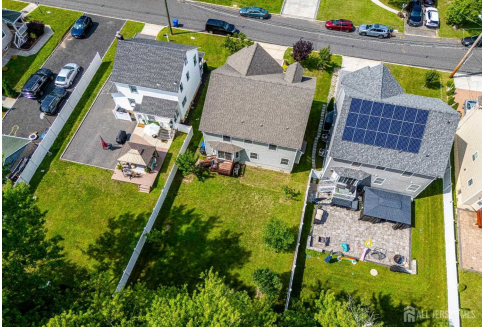
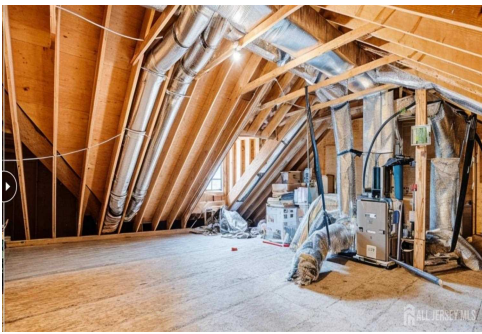












<b>Directions</b>	Main st To Metuchen ave		
<b>Remarks for Buyers</b>	Welcome to 169 Metuchen Avenue a beautifully maintained, north-facing Built in 2019. From the moment you step inside, this home welcomes you with a sunlit living room that flows seamlessly into the formal dining area and a stylish eat-in kitchen featuring granite countertops and stainless steel appliances. The cozy family room offers a warm gas fireplace and sliders that lead to a back yard perfect for relaxing or entertaining. Upstairs, you'll find four generously sized bedrooms, including a serene primary suite with its own bathroom, plus a convenient second-floor laundry room. Hardwood floors run throughout the home, and the attic with a fixed staircase offers tons of potential just waiting for your finishing touch. You'll love the fenced backyard ideal for outdoor gatherings or quiet mornings. Located close to schools, parks, shopping, and major highways for an easy commute. Don't miss this perfect blend of comfort, convenience, and style your next chapter starts here.A must see !Showing start on 6/27/2025		
<b>Agent-Only Rmrks</b>	Must confirm appt need One hour Notice require		
<b>Listing Agent</b>	YOUSUF S SYED (ID:YOUSSYED),Primary:732-754-2541 ,Fax:201-731-8370		
<b>Listing Office</b>	EXP REALTY, LLC (ID:REXP),Phone: 866-201-6210, FAX: 201-731-8370		
<b>Listing Type</b>	Excl. Right to Sell	<b>Listing Date</b>	06/23/25
<b>Annual Taxes</b>	\$15642	<b>Appliances</b>	Dishwasher, Dryer, Gas Range/Oven, Microwave Oven, Refrigerator, Tabletop Range, Washer
<b>Appointment Phone</b>	(800) 422-8299	<b>Attached YN</b>	No
<b>Adult Community</b>	No	<b>Block</b>	288.01
<b>Basement Type</b>	Crawl, Slab	<b>Basement</b>	No
<b>Building Assessment</b>	\$101000	<b>Cool</b>	A/C Central - All
<b>Dining Room</b>	Yes	<b>Distribution</b>	Homes.com, Realtor.com, ListHub.com
<b>Dining Features</b>	Formal Dining Room	<b>Driveway Description</b>	Paver Blocks



<b>Exterior</b>	Vinyl Siding	<b>Finance</b>	Cash, Conventional, FHA, VA
<b>Flooring</b>	Ceramic, Wood	<b>Fireplace Description</b>	Gas Fireplace
<b># of Fireplaces</b>	1	<b>Fuel</b>	Natural Gas
<b># of Garage Spaces</b>	1	<b>Garage Description</b>	Attached Garage
<b>Heat</b>	Central Register Heat, Forced Air	<b>IDX Y/N</b>	Yes
<b>Internet Address YN</b>	Yes	<b>Kitchen Features</b>	Granite/Corian Countertops, Eat-in Kitchen
<b>Land Assessment</b>	\$17500	<b>Lot Description</b>	Near Shopping, Near Train, See Remarks
<b>Lot</b>	4.03	<b>Lot Width</b>	50.00
<b>Lot Depth</b>	120.00	<b>Level 1</b>	Kitchen, Bath Half, Living Room, Dining Room, Family Room
<b>Level 2</b>	1 Bedroom, 2 Bedrooms, 3 Bedrooms, 4 Bedrooms, Bath Full	<b>Level 3</b>	Attic, Storage, Unfinished/Other Room, Utility Room
<b>Modified/Accessibility Features</b>	No	<b># Rooms</b>	10
<b>Occupancy</b>	Seller Occupied	<b>Other Fees</b>	\$0
<b>Ownership</b>	Fee Simple	<b>Possession</b>	At Closing
<b>Parking Desc</b>	Driveway	<b>Property Disclosure</b>	Yes
<b>Restrictions YN</b>	No	<b>Roof Description</b>	Asphalt Shingle
<b>School District</b>	Woodbridge Township School Dis	<b>Complex, SubDiv, Dev</b>	Woodbridge
<b>Service</b>	Garbage Included In Tax	<b>Sewer</b>	Public Sewer
<b>SqFt Avail - How Calculated</b>	See Remarks	<b>Show</b>	Showing Time - Use APPT-PH#, Showing Time - Use MLS Link or App
<b>Showing Instructions Visible only in ShowingTime</b>	Must Confirm	<b>Style</b>	Colonial
<b>Tax Year</b>	2023	<b># of Stories</b>	2.00
<b>Trans Type</b>	Sellers/Landlords Agent/Disclosed Dual Agent	<b>Utilities</b>	Electric, Gas
<b>Water</b>	Public	<b>Water Heater</b>	Gas

*Presented By: YOUSUF S SYED / EXP REALTY, LLC Phone: 866-201-6210*

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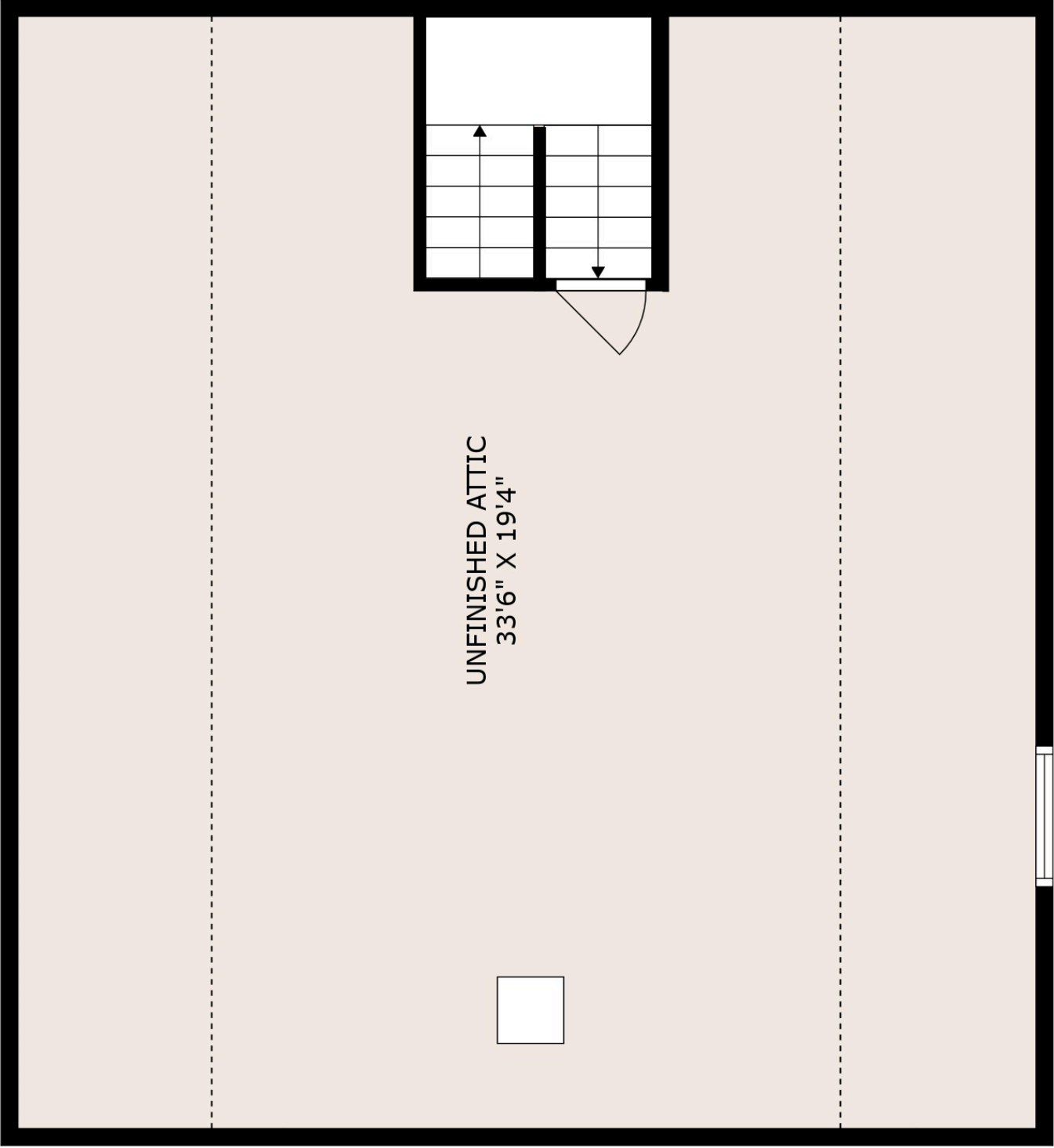
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# WIRE FRAUD NOTICE

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**PROTECT YOURSELF FROM BECOMING A VICTIM OF WIRE FRAUD.** Wire fraud has become very common. It typically involves a criminal hacker sending fraudulent wire transfer instructions in an email to an unsuspecting buyer/tenant or seller/landlord in a real estate transaction that appears as though it is from a trusted source, such as the victim's broker, attorney, appraiser, home inspector or title agent. The email may look exactly like other emails that the victim received in the past from such individuals, including having the same or a similar email address, accurate loan and other financial information, and the logo of one of those individuals. If the hacker is successful, the victim will follow the bogus instructions to wire money, such as deposit money or the payment of an invoice, to the hacker's account. Once this money has been wired, it may not be possible to recover it.

We strongly recommend that, **before** you wire funds to any party, including your own attorney, real estate broker or title agent, you **personally call** them to confirm the account number and other wire instructions. You only should call them at a number that you have obtained on your own (e.g., from the sales contract, the lease, their website, etc.) and should **not** use any phone number that is in any email - **even if the email appears to be from someone you know**.

If you have any reason to believe that your money was sent to a hacker, you must immediately contact your bank and your local office of the Federal Bureau of Investigation, who can work with other agencies to try to recover your money, to advise them where and when the money was sent. You also should promptly file a complaint with the Internet Crime Center at [bec.ic3.gov](https://www.fbi.gov/interic/interic3).


Finally, since much of the information included in such fraudulent emails is obtained from email accounts that are not secure, we strongly recommend that you not provide any sensitive personal or financial information in an email or an attachment to an email. Whenever possible, such information, including Social Security numbers, bank account and credit card numbers and wiring instructions, should be sent by more secure means, such as by hand delivery, over the phone, or through secure mail or overnight services.

**By signing below, you indicate that you have read and understand the contents of this Notice:**

**Seller/Landlord:** 


dotloop verified  
 06/18/25 4:07 PM EDT  
 IYSM-BTCK-CIMS-UMWX

 **Date:** \_\_\_\_\_

**Seller/Landlord:** 


dotloop verified  
 06/17/25 8:02 PM EDT  
 S73L-VWVA-RCCD-IFJX

 **Date:** \_\_\_\_\_

**Buyer/Tenant:**  **Date:** \_\_\_\_\_

**Buyer/Tenant:**  **Date:** \_\_\_\_\_







# 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](https://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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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

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?   |
| <input type="checkbox"/> | <input type="checkbox"/>            | 18. If "yes," has work been performed to repair the damage?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: _____<br>_____<br>_____   |

#### STRUCTURAL ITEMS

Yes   No   Unknown

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Are you aware of any fire retardant plywood used in the construction?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: _____<br>_____<br>_____   |

#### ADDITIONS/REMODELS

Yes   No   Unknown

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: _____<br>_____<br>_____          |

#### PLUMBING, WATER AND SEWAGE

Yes   No   Unknown

- |                          |                                     |   |   |
|--------------------------|-------------------------------------|---|---|
| <input type="checkbox"/> | <input type="checkbox"/>            | 30. What is the source of your drinking water?<br><input checked="" type="checkbox"/> Public <input type="checkbox"/> Community System <input type="checkbox"/> Well on Property <input type="checkbox"/> Other(explain)_____ |   |
| <input type="checkbox"/> | <input type="checkbox"/>            | 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____<br>Attach a copy of or describe the results: _____<br>_____  |   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>  | 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? |
|                          |                                     | <input type="checkbox"/>  | 33. When was well installed? _____<br>Location of well? _____   |

171	<input type="checkbox"/>	<input checked="" type="checkbox"/>		34. Do you have a softener, filter, or other water purification system? <input type="checkbox"/> Leased <input type="checkbox"/> Owned
172				35. What is the type of sewage system?
173				<input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> Other (explain): _____
174	<input type="checkbox"/>	<input type="checkbox"/>		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? _____
176			<input type="checkbox"/>	Location? _____
177				38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
178			<input type="checkbox"/>	39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
179	<input type="checkbox"/>	<input checked="" type="checkbox"/>		39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
180	<input type="checkbox"/>	<input type="checkbox"/>		
181				
182	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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?
183				If "yes," explain _____
184				
185				
186	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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: _____
187				
188				
189	<input type="checkbox"/>	<input checked="" type="checkbox"/>		42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
190				43. Is either the private water or sewage system shared? If "yes," explain: _____
191	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
192				44. Water Heater: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Gas
193				Age of Water Heater _____
194			<input type="checkbox"/>	44a. Are you aware of any problems with the water heater?
195	<input type="checkbox"/>	<input checked="" type="checkbox"/>		45. Explain any "yes" answers that you give in this section: _____
196				
197				
198				
199				

## HEATING AND AIR CONDITIONING

Yes No Unknown

202				46. Type of Air Conditioning:
203				<input checked="" type="checkbox"/> Central one zone <input type="checkbox"/> Central multiple zone <input type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None
204				47. List any areas of the house that are not air conditioned: _____
205				
206			<input type="checkbox"/>	48. What is the age of Air Conditioning System? <u>6 years</u>
207				49. Type of heat: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Unheated <input type="checkbox"/> Other
208				50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) <u>Central</u>
209				51. If it is a centralized heating system, is it one zone or multiple zones? _____
210				<u>Central 1 zone</u>
211				52. Age of furnace <u>6 years</u> Date of last service: _____
212				53. List any areas of the house that are not heated: _____
213				
214				
215	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
216				55. If tank is not in use, do you have a closure certificate?
217	<input type="checkbox"/>	<input checked="" type="checkbox"/>		56. Are you aware of any problems with any items in this section? If "yes," explain: _____
218	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
219				
220				

## WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

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



231	<b>ELECTRICAL SYSTEM</b>			
232	Yes	No	Unknown	
233				61. What type of wiring is in this structure? <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Other <input checked="" type="checkbox"/> Unknown
234	<input type="checkbox"/>	<input type="checkbox"/>		62. What amp service does the Property have? <input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 150 <input type="checkbox"/> 200 <input type="checkbox"/> Other <input type="checkbox"/> Unknown
235	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	63. Does it have 240 volt service? Which are present <input type="checkbox"/> Circuit Breakers, <input type="checkbox"/> Fuses or <input type="checkbox"/> Both?
236	<input type="checkbox"/>	<input checked="" type="checkbox"/>		64. Are you aware of any additions to the original service?
237				If "yes," were the additions done by a licensed electrician? Name and address: _____
238				
239				
240	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	65. If "yes," were proper building permits and approvals obtained?
241	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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				
246	<b>LAND (SOILS, DRAINAGE AND BOUNDARIES)</b>			
247	Yes	No	Unknown	
248	<input type="checkbox"/>	<input checked="" type="checkbox"/>		68. Are you aware of any fill or expansive soil on the Property?
249	<input type="checkbox"/>	<input checked="" type="checkbox"/>		69. Are you aware of any past or present mining operations in the area in which the Property is located?
250				
251	<input type="checkbox"/>	<input checked="" type="checkbox"/>		70. Is the Property located in a flood hazard zone?
252	<input type="checkbox"/>	<input checked="" type="checkbox"/>		71. Are you aware of any drainage or flood problems affecting the Property?
253	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	72. Are there any areas on the Property which are designated as protected wetlands?
254	<input type="checkbox"/>	<input checked="" type="checkbox"/>		73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
255				
256	<input type="checkbox"/>	<input checked="" type="checkbox"/>		74. Are there any water retention basins on the Property or the adjacent properties?
257	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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	<input type="checkbox"/>	<input checked="" 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?
262				77. Explain any "yes" answers to the preceding questions in this section: _____
263				
264				
265				
266	<input type="checkbox"/>	<input type="checkbox"/>		78. Do you have a survey of the Property?
267				
268	<b>ENVIRONMENTAL HAZARDS</b>			
269	Yes	No	Unknown	
270	<input 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.
271				
272	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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: _____
273	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
274	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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278	<input 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: _____
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283	<input type="checkbox"/>	<input checked="" 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.)
284				
285	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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.)
286				
287				83. If "yes" to any of the above, explain: _____
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289				
290				

291	<input type="checkbox"/>	<input type="checkbox"/>	83a.	If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____
292				
293				
294	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	84. Is the Property in a designated Airport Safety Zone?
295				
296	<b>DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS</b>			
297	<b>AND CO-OPS</b>			
298	Yes	No	Unknown	
299	<input type="checkbox"/>	<input checked="" type="checkbox"/>		85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>		86. Is the Property part of a condominium or other common interest ownership plan?
304	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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	<input type="checkbox"/>	<input type="checkbox"/>		87a. If so, what is the Association's name and telephone number? _____
309				
310	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	87b. If so, are there any dues or assessments involved?
311				If "yes," how much? _____
312	<input type="checkbox"/>	<input checked="" type="checkbox"/>		88. Are you aware of any defect, damage, or problem with any common elements or common areas
313				that materially affects the Property?
314		<input checked="" type="checkbox"/>	<input type="checkbox"/>	89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
315	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<b>MISCELLANEOUS</b>			
322	Yes	No	Unknown	
323	<input type="checkbox"/>	<input checked="" type="checkbox"/>		92. Are you aware of any existing or threatened legal action affecting the Property or any condominium
324				or homeowners association to which you, as an owner, belong?
325	<input type="checkbox"/>	<input checked="" type="checkbox"/>		93. Are you aware of any violations of Federal, State or local laws or regulations relating to this
326				Property?
327	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	building, safety or fire ordinances that remain uncorrected?
335	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	96. Are there mortgages, encumbrances or liens on this Property?
336	<input type="checkbox"/>	<input checked="" type="checkbox"/>		96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
337				clear title?
338	<input type="checkbox"/>	<input checked="" type="checkbox"/>		97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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				

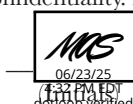
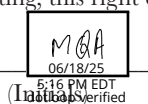


# RADON GAS Instructions to Owners

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 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 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 owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

Yes

No

☐
☐


If you responded “yes,” answer the following questions. If you responded “no,” proceed to the next section.

Yes

No

Unknown

☐
☐

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

☐
☐

101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas? (If “yes,” attach a copy of any evidence of such mitigation or treatment.)

☐
☐

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

☐
☐

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

## MAJOR APPLIANCES AND OTHER ITEMS

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 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate “not applicable.”)

Yes

No

Unknown

N/A

☐
☒
☐
☐

103. Electric Garage Door Opener

☐
☐
☐
☐

103a. If “yes,” are they reversible? Number of Transmitters \_\_\_\_\_

☒
☐
☐
☐

104. Smoke Detectors

☐ Battery ☐ Electric ☒ Both How many \_\_\_\_\_

☐ Carbon Monoxide Detectors How many \_\_\_\_\_

Location \_\_\_\_\_

☐
☒
☐
☐

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 of the problem: \_\_\_\_\_

☐
☐
☐
☒

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

☐
☐
☐
☐

106a. Were proper permits and approvals obtained?

☐
☐
☐
☐

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

☐
☐
☐
☐

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

107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)

Y Refrigerator

Y Range

Y Microwave Oven

Y Dishwasher

       Trash Compactor

       Garbage Disposal

       In-Ground Sprinkler System

       Central Vacuum System

       Security System

Y Washer

y Dryer

       Intercom

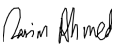

       Other

108. Of those that may be included, is each in working order?

If “no,” identify each item not in working order, explain the nature of the problem: \_\_\_\_\_

# **ACKNOWLEDGMENT OF SELLER**

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

	dotloop verified 06/18/25 5:16 PM EDT AVBY-BKTZ-TLWU-SRN2		dotloop verified 06/23/25 4:32 PM EDT M0BS-MH5Z-VDDQ-S5ZF
SELLER	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE

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

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

SIGNED	DATE
SIGNED	DATE

## **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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


PROSPECTIVE BUYER	DATE
PROSPECTIVE BUYER	DATE

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

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

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

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

	dotloop verified 06/18/25 5:31 PM EDT 1BUH-YDMS-LKJC-8Y10
SELLER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON	DATE
PROSPECTIVE BUYER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON	DATE

**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 [njreal.to/flood-disclosure](http://njreal.to/flood-disclosure). 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 [njreal.to/flood-disclosure](http://njreal.to/flood-disclosure). To learn more about how to prepare for a flood emergency, visit [njreal.to/flood-planning](http://njreal.to/flood-planning).

Yes No Unknown

☒ ☐ 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? \$ \_\_\_\_\_

☐ ☒ ☐ 116. 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? \_\_\_\_\_

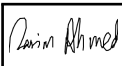



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117. Explain any “yes” answers that you give in this section: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGMENT OF SELLER**

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

	<small>dotloop verified 06/18/25 5:16 PM EDT WRGK-ACIY-QFZI-OYMG</small>		<small>dotloop verified 06/23/25 4:32 PM EDT 3UFV-XXMV-RNEW-JL4W</small>
SELLER	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE

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

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

SIGNED	DATE	SIGNED	DATE

**RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE







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

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**SOLAR PANEL SYSTEMS** Pursuant to P.L.2023, c312

This section is applicable if the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the 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, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

Yes      No  
☐      ☒

Is the Property serviced by a Solar Panel System?

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

Yes      No      Unknown

☐  
☐

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? \_\_\_\_\_

☐      ☐

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

☐      ☐

☒

119. Are SRECs available from the Solar Panel System?

☐      ☐

☒

119a. If SRECs are available, when will the SRECs expire? \_\_\_\_\_

☐      ☐

☒

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

☐      ☐

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

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

☐

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 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to **Section A** below.

☐

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

☐

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

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

☐  
☐  
☐

123. What is the current periodic payment amount? \$ \_\_\_\_\_  
 124. What is the frequency of the periodic payments (check one)? ☐ Monthly ☐ Quarterly  
 125. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? \_\_\_\_\_ ("PPA Expiration Date")

☐      ☐

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

☐      ☐

☐

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

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

☐

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

☐

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

☐

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

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

☐  
☐  
☐

129. What is the current periodic lease payment amount? \$ \_\_\_\_\_  
 130. What is the frequency of the periodic lease payments (check one)? ☐ Monthly ☐ Quarterly  
 131. What is the expiration date of the lease? \_\_\_\_\_

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

☐

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

☐

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



**SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

133. Are Solar Transition Renewable Energy Certificates ("TREC's") available from the Solar Panel System?
- 133a. If TREC's are available, when will the TREC's expire? \_\_\_\_\_
134. Are Solar Renewable Energy Certificates IIs ("SREC IIs") available from the Solar Panel System?
- 134a. If SREC IIs are available, when will the SREC IIs expire? \_\_\_\_\_

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

Yes	No	Unknown
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

135. 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 ([njreal.to/mold-guidelines](https://njreal.to/mold-guidelines)) and has the right to request a physical copy of the pamphlet from the real estate broker, broker-salesperson, or salesperson.

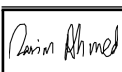


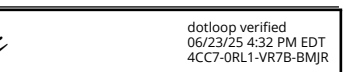
**SECONDARY POWER SOURCE** Pursuant to P.L.2025, c19

Yes	No	Unknown
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

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

**ACKNOWLEDGMENT OF SELLER**

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

 SELLER	 DATE	 SELLER	 DATE
 SELLER	 DATE	 SELLER	 DATE

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

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

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


761 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE

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

781 The undersigned Seller’s real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures &  
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.

Yousuf Syed	06/18/2025	 <div> dotloop verified  06/18/25 5:31 PM EDT  QDQX-B915-GMWV-7TP0 </div>
SELLER’S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	DATE	
PROSPECTIVE BUYER’S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON	DATE	