



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

COMPASS

©2018, New Jersey REALTORS®

Property Address: 159 Sycamore Avenue, Livingston, NJ 07039

("Property").

Seller: Matthew Shapiro, Danielle Shapiro

("Seller").

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

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

OCCUPANCY

Yes No Unknown
[ ] [ ] [ ]

[X] [ ] [ ]

[X] [ ] [ ]

- 1. Age of House, if known Built in 1961; complete renovation 2019
2. Does the Seller currently occupy this Property?
If not, how long has it been since Seller occupied the Property?
3. What year did the Seller buy the Property? 2019
3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the Property? If "yes," please attach a copy of it to this form.

ROOF

Yes No Unknown
[ ] [X] [ ]

[ ] [X] [ ]

[ ] [X] [ ]

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

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

Yes No Unknown

[X] [ ] [ ]

[ ] [X] [ ]

[ ] [X] [ ]

[ ] [X] [ ]

[X] [ ] [ ]

[ ] [ ] [ ]

[ ] [ ] [ ]

[ ] [ ] [ ]

[ ] [X] [ ]

[ ] [ ] [ ]

- 8. Does the Property have one or more sump pumps?
8a. Are there any problems with the operation of any sump pump?
9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the Property?
9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the Property?
10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs: \*See below
11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location:



\*Water damage in basement during a hurricane in 2021. Complete remediation and repairs done, including adding a french drain around the parameter of the property. No known issues since.

51 [ ]

52 [ ] [ ]

53 [ ] [ ]

54 [ ]

55 [ ] [ ]

56 [ ] [ ]

57 [ ] [ ]

58 [ ] [ ]

59 [ ] [ ]

60 [ ] [ ]

61 [ ] [ ]

62 [ ] [ ]

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

Yes No Unknown

63 [ ]

64 [ ]

65 [ ]

66 [ ] [ ]

67  [ ]

68 [ ] [ ]

69 [ ] [ ]

70 [ ]

71 [ ] [ ]

72 [ ] [ ]

73 [ ] [ ]

74 [ ] [ ]

75 [ ] [ ]

76 [ ] [ ]

**STRUCTURAL ITEMS**

Yes No Unknown

77 [ ]

78 [ ]

79 [ ]

80 [ ] [ ]

81 [ ]

82 [ ]

83 [ ]

84 [ ]

85 [ ]

86 [ ]

87 [ ]

88 [ ] [ ]

89 [ ] [ ]

90 [ ] [ ]

91 [ ] [ ]

92 [ ] [ ]

93 [ ] [ ]

**ADDITIONS/REMODELS**

Yes No Unknown

94 [ ] [ ]

95 [ ] [ ]

96 [ ] [ ]

97 [ ] [ ]

98 [ ] [ ]

99 [ ] [ ]

100 [ ] [ ]

101 [ ] [ ]

102 [ ] [ ]

**PLUMBING, WATER AND SEWAGE**

Yes No Unknown

103 [ ] [ ]

104 [ ] [ ]

105 [ ] [ ]

106 [ ] [ ]

107 [ ] [ ]

108 [ ] [ ]

109 [ ] [ ]

110 [ ] [ ]

12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?

13. Is the attic or house ventilated by:  a whole house fan?  an attic fan?

13a. Are you aware of any problems with the operation of such a fan?

14. In what manner is access to the attic space provided?

staircase  pull down stairs  crawl space with aid of ladder or other device

other \_\_\_\_\_

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

16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?

17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?

18. If "yes," has work been performed to repair the damage?

19. Is your Property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: Western Pest

20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past?

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

22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed?

23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?

24. Are you aware of any fire retardant plywood used in the construction?

25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?

26. Are you aware of any present or past efforts made to repair any problems with the items in this section?

27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

28. Are you aware of any additions, structural changes or other alterations to the structures on the Property made by any present or past owners?

29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: Assuming prior bulder obtained proper permits in order to recieve the C.O.

30. What is the source of your drinking water?

Public  Community System  Well on Property  Other (explain) \_\_\_\_\_

31. If your drinking water source is not public, have you performed any tests on the water? If so, when? \_\_\_\_\_

Attach a copy of or describe the results: \_\_\_\_\_  
\_\_\_\_\_

- 111 [ ] [✓] [ ] 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any  
 112 location other than the sewer, septic, or other system that services the rest of the Property?  
 113 [ ] 33. When was well installed? \_\_\_\_\_  
 114 Location of well? \_\_\_\_\_  
 115 [ ] [✓] 34. Do you have a softener, filter, or other water purification system? \_\_ Leased \_\_ Owned  
 116 35. What is the type of sewage system?  
 117 [✓] Public Sewer \_\_ Private Sewer \_\_ Septic System \_\_ Cesspool \_\_ Other (explain): \_\_\_\_\_  
 118 [ ] [ ] 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a  
 119 true septic system and not a cesspool?  
 120 [ ] 37. If Septic System, when was it installed? \_\_\_\_\_  
 121 Location? \_\_\_\_\_  
 122 [ ] 38. When was the Septic System or Cesspool last cleaned and/or serviced? \_\_\_\_\_  
 123 [ ] [ ] 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?  
 124 [ ] [ ] 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: \_\_\_\_\_  
 125 \_\_\_\_\_  
 126 [ ] [✓] 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and  
 127 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?  
 128 If "yes," explain: \_\_\_\_\_  
 129 \_\_\_\_\_  
 130 [ ] [✓] 41. Are you aware of the presence of any lead piping, including but not limited to any service line,  
 131 piping materials, fixtures, and solder. If "yes," explain: \_\_\_\_\_  
 132 \_\_\_\_\_  
 133 [ ] [✓] 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage  
 134 tanks, or dry wells on the Property?  
 135 [ ] [ ] [ ] 43. Is either the private water or sewage system shared? If "yes," explain: \_\_\_\_\_  
 136 \_\_\_\_\_  
 137 44. Water Heater: [✓] Electric \_\_ Fuel Oil \_\_ Gas  
 138 Age of Water Heater 5 years  
 139 [ ] [✓] 44a. Are you aware of any problems with the water heater?  
 140 45. Explain any "yes" answers that you give in this section: \_\_\_\_\_  
 141 \_\_\_\_\_  
 142 \_\_\_\_\_  
 143 \_\_\_\_\_

**HEATING AND AIR CONDITIONING**

Yes No Unknown

- 146 46. Type of Air Conditioning:  
 147 \_\_ Central one zone [✓] Central multiple zone \_\_ Wall/Window Unit \_\_ None  
 148 47. List any areas of the house that are not air conditioned: \_\_\_\_\_  
 149 \_\_\_\_\_  
 150 [ ] 48. What is the age of Air Conditioning System? 5 years  
 151 49. Type of heat: [✓] Electric \_\_ Fuel Oil \_\_ Natural Gas \_\_ Propane \_\_ Unheated \_\_ Other  
 152 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator,  
 153 steam heat) Forced air  
 154 51. If it is a centralized heating system, is it one zone or multiple zones? multiple  
 155 \_\_\_\_\_  
 156 52. Age of furnace 5 years Date of last service: \_\_\_\_\_  
 157 53. List any areas of the house that are not heated: \_\_\_\_\_  
 158 \_\_\_\_\_  
 159 [ ] [✓] [ ] 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or  
 160 other substances?  
 161 [ ] [ ] 55. If tank is not in use, do you have a closure certificate?  
 162 [ ] [✓] 56. Are you aware of any problems with any items in this section? If "yes," explain: \_\_\_\_\_  
 163 \_\_\_\_\_  
 164 \_\_\_\_\_

**WOODBURNING STOVE OR FIREPLACE**

Yes No Unknown

- 166 [ ] [ ] 57. Do you have \_\_ wood burning stove? [✓] fireplace? \_\_ insert? \_\_ other  
 167 [✓] [ ] 57a. Is it presently usable?  
 168 [ ] [ ] [ ] 58. If you have a fireplace, when was the flue last cleaned? gas  
 169 [ ] [ ] [ ] 58a. Was the flue cleaned by a professional or non-professional? \_\_\_\_\_  
 170 \_\_\_\_\_

|     |  |                                     |                                     |   |
|-----|--|-------------------------------------|-------------------------------------|---|
| 171 | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 59. Have you obtained any required permits for any such item?   |
| 172 | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> |                                     | 60. Are you aware of any problems with any of these items? If "yes," please explain: _____  |
| 173 |  |                                     |                                     | _____   |
| 174 | <b>ELECTRICAL SYSTEM</b>                     |                                     |                                     |   |
| 175 | Yes  | No                                  | Unknown                             |   |
| 176 |  |                                     |                                     | 61. What type of wiring is in this structure? <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Other <input checked="" type="checkbox"/> Unknown  |
| 177 |  |                                     |                                     | 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 checked="" type="checkbox"/> Unknown  |
| 178 | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input 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?  |
| 179 | <input type="checkbox"/>                     | <input type="checkbox"/>            |                                     | 64. Are you aware of any additions to the original service?   |
| 180 |  |                                     |                                     | If "yes," were the additions done by a licensed electrician? Name and address: _____  |
| 181 |  |                                     |                                     | _____   |
| 182 |  |                                     |                                     | _____   |
| 183 | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 65. If "yes," were proper building permits and approvals obtained?  |
| 184 | <input type="checkbox"/>                     | <input type="checkbox"/>            |                                     | 66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?   |
| 185 |  |                                     |                                     | 67. Explain any "yes" answers that you give in this section: _____  |
| 186 |  |                                     |                                     | _____   |
| 187 |  |                                     |                                     | _____   |
| 188 |  |                                     |                                     |   |
| 189 | <b>LAND (SOILS, DRAINAGE AND BOUNDARIES)</b> |                                     |                                     |   |
| 190 | Yes  | No                                  | Unknown                             |   |
| 191 | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> |                                     | 68. Are you aware of any fill or expansive soil on the Property?  |
| 192 | <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?  |
| 193 |  |                                     |                                     |   |
| 194 | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> |                                     | 70. Is the Property located in a flood hazard zone?   |
| 195 | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> |                                     | 71. Are you aware of any drainage or flood problems affecting the Property?   |
| 196 | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 72. Are there any areas on the Property which are designated as protected wetlands?   |
| 197 | <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?   |
| 198 |  |                                     |                                     |   |
| 199 | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> |                                     | 74. Are there any water retention basins on the Property or the adjacent properties?  |
| 200 | <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: _____  |
| 201 |  |                                     |                                     | _____   |
| 202 |  |                                     |                                     | _____   |
| 203 |  |                                     |                                     |   |
| 204 | <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?  |
| 205 |  |                                     |                                     |   |
| 206 |  |                                     |                                     | 77. Explain any "yes" answers to the preceding questions in this section: _____   |
| 207 |  |                                     |                                     | _____   |
| 208 |  |                                     |                                     | _____   |
| 209 | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 78. Do you have a survey of the Property?   |
| 210 |  |                                     |                                     |   |
| 211 | <b>ENVIRONMENTAL HAZARDS</b>                 |                                     |                                     |   |
| 212 | Yes  | No                                  | Unknown                             |   |
| 213 | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> |                                     | 79. Have you received any written notification from any public agency or private concern informing you that the Property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this Property? If "yes," attach a copy of any such notice currently in your possession.   |
| 214 |  |                                     |                                     |   |
| 215 |  |                                     |                                     |   |
| 216 |  |                                     |                                     |   |
| 217 | <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: _____   |
| 218 |  |                                     |                                     | _____   |
| 219 |  |                                     |                                     | _____   |
| 220 |  |                                     |                                     |   |
| 221 | <input type="checkbox"/>                     | <input checked="" 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: _____ |
| 222 |  |                                     |                                     | _____   |
| 223 |  |                                     |                                     |   |
| 224 |  |                                     |                                     |   |
| 225 |  |                                     |                                     |   |
| 226 | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> |                                     | 81. Are you aware if any underground storage tank has been tested?<br>(Attach a copy of each test report or closure certificate if available.)  |
| 227 |  |                                     |                                     |   |
| 228 | <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?<br>(Attach copy of each test report if available.)   |
| 229 |  |                                     |                                     |   |
| 230 |  |                                     |                                     |   |

- 231  
232  
233  
234 [ ] [ ]  
235  
236  
237 [ ] [ ] [ ]  
238
83. If "yes" to any of the above, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
84. Is the Property in a designated Airport Safety Zone?

239 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS**  
240 **AND CO-OPS**

- 241 Yes No Unknown  
242 [ ] [ ✓ ]  
243  
244  
245  
246 [ ] [ ✓ ]  
247 [ ] [ ✓ ]  
248  
249 [ ] [ ✓ ]  
250  
251 [ ] [ ]  
252  
253 [ ] [ ] [ ]  
254  
255 [ ] [ ✓ ]  
256  
257 [ ] [ ✓ ] [ ]  
258 [ ] [ ✓ ] [ ]  
259  
260  
261  
262  
263
85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?  
86. Is the Property part of a condominium or other common interest ownership plan?  
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?  
87. As the owner of the Property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners?  
87a. If so, what is the Association's name and telephone number? \_\_\_\_\_  
87b. If so, are there any dues or assessments involved?  
If "yes," how much? \_\_\_\_\_  
88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?  
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 the Association that impact the Property?  
91. Explain any "yes" answers you give in this section: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

264 **MISCELLANEOUS**

- 265 Yes No Unknown  
266 [ ] [ ✓ ]  
267  
268 [ ] [ ✓ ]  
269  
270 [ ] [ ✓ ]  
271  
272  
273  
274  
275 [ ] [ ✓ ]  
276  
277  
278 [ ✓ ] [ ] [ ]  
279 [ ] [ ✓ ]  
280  
281 [ ] [ ✓ ]  
282  
283  
284  
285  
286 [ ] [ ✓ ]  
287  
288  
289  
290
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?  
93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?  
94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this Property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws. \_\_\_\_\_  
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?  
96. Are there mortgages, encumbrances or liens on this Property?  
96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying 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-existence in deciding whether or how to proceed in the transaction.) If "yes," explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this Property, such as garbage collection fees?  
99. Explain any other "yes" answers you give in this section: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

291 **RADON GAS Instructions to Owners**

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

296 Yes No  
297 [ ] [✓] MPS DS  
298 (Initials) (Initials)

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

- 302 Yes No Unknown  
 303 [ ] [ ] 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if  
 304 available.)  
 305 [ ] [ ] 101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas?  
 306 (If "yes," attach a copy of any evidence of such mitigation or treatment.)  
 307 [ ] [ ] 102. Is radon remediation equipment now present in the Property?  
 308 [ ] [ ] 102a. If "yes," is such equipment in good working order?

310 **MAJOR APPLIANCES AND OTHER ITEMS**

311 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  
312 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not  
313 applicable.")

- 314  
 315 Yes No Unknown N/A  
 316 [✓] [ ] [ ] [ ] 103. Electric Garage Door Opener  
 317 [ ] [ ] [ ] [ ] 103a. If "yes," are they reversible? Number of Transmitters 2  
 318 [ ] [ ] [ ] [ ] 104. Smoke Detectors  
 319  Battery  Electric  Both How many in common areas/bedrooms  
 320  Carbon Monoxide Detectors How many  
 321 Location in common areas/bedrooms  
 322 [ ] [✓] [ ] [ ] 105. With regard to the above items, are you aware that any item is not in working order?  
 323 105a. If "yes," identify each item that is not in working order or defective and explain the nature  
 324 of the problem: \_\_\_\_\_  
 325  
 326 [ ] [ ] [ ] [ ] 106.  In-ground pool  Above-ground pool  Pool Heater  Spa/Hot Tub  
 327 [ ] [ ] [ ] [ ] 106a. Were proper permits and approvals obtained?  
 328 [ ] [ ] [ ] [ ] 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or  
 329 mechanical components of the pool or spa/hot tub?  
 330 [ ] [ ] [ ] [ ] 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?  
 331 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)  
 332  Refrigerator  
 333  Range  
 334  Microwave Oven  
 335  Dishwasher  
 336  Trash Compactor  
 337  Garbage Disposal  
 338  In-Ground Sprinkler System  
 339  Central Vacuum System  
 340  Security System  
 341  Washer  
 342  Dryer  
 343  Intercom  
 344  Other  
 345 ✓ 108. Of those that may be included, is each in working order?  
 346 If "no," identify each item not in working order, explain the nature of the problem: \_\_\_\_\_  
 347  
 348  
 349  
 350

351 **SOLAR PANEL SYSTEMS**

352 By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar  
353 panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring,  
354 roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be  
355 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.  
356

- 357 Yes No Unknown
- 358 [ ] [ ] 109. When was the Solar Panel System Installed? \_\_\_\_\_
- 359 [ ] [ ] 109a. What is the name and contact information of the business that installed the Solar Panel System?  
360 \_\_\_\_\_
- 361 [ ] [ ] 109b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please  
362 attach copies to this form.
- 363 [ ] [ ] [ ] 110. Are SRECs available from the Solar Panel System?
- 364 [ ] [ ] [ ] 110a. If SRECs are available, when will the SRECs expire? \_\_\_\_\_
- 365 [ ] [ ] [ ] 111. Is there any storage capacity on the Property for the Solar Panel System?
- 366 [ ] [ ] [ ] 112. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,  
367 explain: \_\_\_\_\_  
368 \_\_\_\_\_  
369 \_\_\_\_\_

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

- 371 [ ] 113a. The Solar Panel System is financed under a power purchase agreement or other type of financing  
372 arrangement which requires me/us to make periodic payments to a Solar Panel System provider  
373 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A  
374 below.
- 375 [ ] 113b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
- 376 [ ] 113c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

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

- 378 [ ] 114. What is the current periodic payment amount? \$ \_\_\_\_\_
- 379 [ ] 115. What is the frequency of the periodic payments (check one)? [ ] Monthly [ ] Quarterly
- 380 [ ] 116. What is the expiration date of the PPA, which is when you will become the owner of the Solar  
381 Panel System? \_\_\_\_\_ ("PPA Expiration Date")
- 382 [ ] [ ] 117. Is there a balloon payment that will become due on or before the PPA Expiration Date?
- 383 [ ] [ ] 118. If there is a balloon payment, what is the amount? \$ \_\_\_\_\_

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

- 385 [ ] 119a. Buyer will assume my/our obligations under the PPA at Closing.
- 386 [ ] 119b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar  
387 Panel System can be included in the sale free and clear.
- 388 [ ] 119c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain  
389 cancellation of the PPA as of the Closing.

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

- 391 [ ] 120. What is the current periodic lease payment amount? \$ \_\_\_\_\_
- 392 [ ] 121. What is the frequency of the periodic lease payments (check one)? [ ] Monthly [ ] Quarterly
- 393 [ ] 122. What is the expiration date of the lease? \_\_\_\_\_

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

- 395 [ ] 123a. Buyer will assume our obligations under the lease at Closing.
- 396 [ ] 123b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior  
397 to Closing.

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

- 401 [ ] [ ] [ ] 124. Are Solar Transition Renewable Energy Certificates ("TREC") available from the Solar Panel  
402 System?
- 403 [ ] [ ] [ ] 124a. If TREC are available, when will the TREC expire? \_\_\_\_\_
- 404 [ ] [ ] [ ] 125. Are Solar Renewable Energy Certificate IIs ("SREC IIs") available from the Solar Panel System?
- 405 [ ] [ ] [ ] 125a. If SREC IIs are available, when will the SREC IIs expire? \_\_\_\_\_

411 **WATER INTRUSION**

412 Yes No Unknown  
 413 [  ] [  ] [  ]

126. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar natural substance, or repairs or other attempts to control any water or dampness problem on the Property? If yes, please describe the nature of the issue and any attempts to repair or control it:  
As mentioned above, we had water damage and complete water, and mold remediation done by a licensed professional.

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](http://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.

423 **FLOOD RISK**

424 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding  
 425 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  
 426 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.  
 427 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at  
 428 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage  
 429 originated in or after 2020.

430  
 431 To learn more about these impacts, including the flood risk to the Property, visit [njreal.to/flood-disclosure](http://njreal.to/flood-disclosure). To learn more about how to  
 432 prepare for a flood emergency, visit [njreal.to/flood-planning](http://njreal.to/flood-planning).

434 Yes No Unknown  
 435 [  ] [  ] [  ]

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

436  
 437 [  ] [  ]

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

438  
 439 [  ] [  ] [  ]

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

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

440  
 441  
 442  
 443  
 444  
 445  
 446  
 447  
 448 [  ] [  ] [  ]

130. Have you ever received assistance, or are you aware of any previous owners receiving assistance, from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the Property?

*For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for future assistance.*

449  
 450  
 451  
 452  
 453  
 454 [  ] [  ] [  ]

131. Is there flood insurance on the Property?

*A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your policy to determine whether you are covered.*

455  
 456  
 457 [  ] [  ] [  ]

132. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate must be shared with the buyer.

*An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical information about the flood risk of the Property and is used by flood insurance providers under the National Flood Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to use the elevation certificate from a previous owner for their flood insurance policy.*

458  
 459  
 460  
 461  
 462  
 463 [  ] [  ] [  ]

133. Have you ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program?

If the claim was approved, what was the amount received? \$ Approx. \$25,000

464  
 465  
 466 [  ] [  ] [  ]

134. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?

If so, how many times? ONCE  
 135. Explain any "yes" answers that you give in this section: All water issues happened from the natural disaster incident in 2021. No known issues since.



471  
472  
473  
474  
475  
476  
477  
478  
479  
480  
481  
482  
483  
484  
485  
486  
487  
488  
489  
490  
491  
492  
493  
494  
495  
496  
497  
498  
499  
500  
501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514  
515  
516  
517  
518  
519  
520  
521  
522  
523  
524  
525  
526  
527  
528  
529  
530

**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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Matthew Shapiro* \_\_\_\_\_ 9/28/2024  
SELLER *Matthew Shapiro* DATE

*Danielle Shapiro* \_\_\_\_\_ 09/28/2024  
SELLER *Danielle Shapiro* 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.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE

531 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

542  
543

544  
545 \_\_\_\_\_ DATE \_\_\_\_\_  
546 PROSPECTIVE BUYER

547  
548

549 \_\_\_\_\_ DATE \_\_\_\_\_  
550 PROSPECTIVE BUYER

551  
552

553 \_\_\_\_\_ DATE \_\_\_\_\_  
554 PROSPECTIVE BUYER

555  
556

557 \_\_\_\_\_ DATE \_\_\_\_\_  
558 PROSPECTIVE BUYER

559  
560

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

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

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

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

569  
570 *Lisa Lang* \_\_\_\_\_ 09/28/2024 \_\_\_\_\_

571 SELLER'S REAL ESTATE BROKER/  
572 BROKER-SALESPERSON/SALESPERSON: DATE

573 *Lisa Lang*  
574

575  
576 \_\_\_\_\_ DATE \_\_\_\_\_  
577 PROSPECTIVE BUYER'S REAL ESTATE BROKER/  
578 BROKER-SALESPERSON/SALESPERSON:

579  
580

581  
582

583  
584

585  
586

587  
588

589  
590