



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

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

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

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

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

The purpose of the Property Condition Disclosure Statement ("Disclosure Statement"), including the Flood Risk Addendum, is to disclose the condition of the property, as of the date set forth on the Disclosure Statement or Flood Risk Addendum. The seller is under an obligation to disclose any known material defects in the property even if not addressed in this printed form. The seller alone is the source of all information contained in this form. All prospective buyers of the property are cautioned to carefully inspect the property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the property.

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

Pursuant to P.L. 2024, c.32, completion of questions 1 through 108 is mandatory for all sellers of residential real property in the State. Sellers of residential real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property. Questions 1 through 108 must be answered to the best of the seller's knowledge, unless otherwise stated.

Pursuant to N.J.S.A. 56:8-19.2, completion of the "Flood Risk Addendum" questions 109 through 117 of the Disclosure Statement, is mandatory for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller completes questions 1-108 of the Disclosure Statement. Sellers must verify their answers to questions 109 and 110, and may do so using the Flood Risk Notification Tool located at flooddisclosure.nj.gov. Questions 111 through 117 must be answered based on the seller's actual knowledge.

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

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





NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 33 Juniper way
Bernards NJ 07920 ("Property").

Seller: Matthew Dresner
Stephanie Dresner ("Seller").

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

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

OCCUPANCY

Yes No Unknown

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | 1. Age of House, if known <u>36 years Built in 1990</u> |
| ☒ | ☐ | | 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? <u>2008</u> |
| | | | 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the Property? If "yes," please attach a copy of it to this form. |

ROOF

Yes No Unknown

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | 4. Age of roof <u>14 years</u> |
| ☒ | ☐ | | 5. Has roof been replaced or repaired since Seller bought the Property? |
| ☐ | ☒ | | 6. Are you aware of any roof leaks? |
| | | | 7. Explain any "yes" answers that you give in this section: _____ |

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

Yes No Unknown

- | | | | |
|-------------------------------------|-------------------------------------|--|---|
| ☒ | ☐ | | 8. Does the Property have one or more sump pumps? |
| ☐ | ☒ | | 8a. Are there any problems with the operation of any sump pump? |
| ☐ | ☒ | | 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the Property? |
| ☒ | ☐ | | 9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the Property? |
| ☒ | ☐ | | 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs: <u>mild mold remediation undertaken in January 2026 to driveway/streetside corner utility closet walls and near water heater</u> |
| ☐ | ☒ | | 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: _____ |
| ☐ | ☒ | | 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed? |
| ☐ | ☒ | | 13. Is the attic or house ventilated by: ☐ a whole house fan? ☐ an attic fan? |
| ☐ | ☒ | | 13a. Are you aware of any problems with the operation of such a fan? |



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: see above

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes No Unknown

☐

☒

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

☐

☒

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

☐

☒

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

☒

☐

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

Humphreys Pest Control, 267 Main Ave., Stirling, NJ

☒

☐

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: _____

19: quarterly preventive service

20: bat removal service in 2021

STRUCTURAL ITEMS

Yes No Unknown

☐

☒

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

☒

☐

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

☐

☒

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

☐

☒

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

☒

☐

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

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

23 & 26: electricity outage / sump pump failure caused flooding in basement in 2012 (Hurricane Sandy); remediated and restored

ADDITIONS/REMODELS

Yes No Unknown

☒

☐

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

☒

☐

29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: _____

28 & 29: basement bathroom added as part of restoration

PLUMBING, WATER AND SEWAGE

Yes No Unknown

☐

☒

30. What is the source of your drinking water?

☒ Public ☐ Community System ☐ Well on Property ☐ Other (explain) _____

☐

☒

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

Attach a copy of or describe the results: _____

☐

☒

☐

32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any location other than the sewer, septic, or other system that services the rest of the Property?

☐

33. When was well installed? _____

Location of well? _____

171	☒	☐	34.	Do you have a softener, filter, or other water purification system? ☐ Leased ☒ Owned
172			35.	What is the type of sewage system?
173				☒ Public Sewer ☐ Private Sewer ☐ Septic System ☐ Cesspool ☐ Other (explain): _____
174	☐	☐	36.	If you answered "septic system," have you ever had the system inspected to confirm that it is a true septic system and not a cesspool?
175			37.	If Septic System, when was it installed? _____
176		☐		Location? _____
177			38.	When was the Septic System or Cesspool last cleaned and/or serviced? _____
178		☐	39.	Are you aware of any abandoned Septic Systems or Cesspools on your Property?
179	☐	☒	39a.	If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
180	☐	☐		_____
181			40.	Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
182	☐	☒		If "yes," explain _____
183				_____
184			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: _____
185				_____
186	☐	☒	42.	Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
187			43.	Is either the private water or sewage system shared? If "yes," explain: _____
188				_____
189	☐	☒	44.	Water Heater: ☐ Electric ☐ Fuel Oil ☒ Gas
190				Age of Water Heater <u>1 year</u>
191	☐	☒	44a.	Are you aware of any problems with the water heater?
192			45.	Explain any "yes" answers that you give in this section: _____
193				<u>34: water purification filter in basement for kitchen dispenser</u>
194				<u>^ water</u>
195	☐	☒		

HEATING AND AIR CONDITIONING

200	Yes	No	Unknown	
201				
202				46. Type of Air Conditioning:
203				☐ Central one zone ☒ Central multiple zone ☐ Wall/Window Unit ☐ None
204				47. List any areas of the house that are not air conditioned: <u>attic and storage area behind master bedroom closet</u>
205				_____
206			☐	48. What is the age of Air Conditioning System? <u>7 years</u>
207				49. Type of heat: ☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane ☐ Unheated ☐ Other
208				50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) <u>forced air</u>
209				51. If it is a centralized heating system, is it one zone or multiple zones? <u>multiple</u>
210				_____
211				52. Age of furnace <u>7 years</u> Date of last service: <u>Jan 17, 2025</u>
212				53. List any areas of the house that are not heated: <u>attic and storage area behind master bedroom closet</u>
213				_____
214				54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
215	☐	☒	☐	55. If tank is not in use, do you have a closure certificate?
216				56. Are you aware of any problems with any items in this section? If "yes," explain: _____
217	☐	☒		_____
218	☐	☒		

WOODBURNING STOVE OR FIREPLACE

221	Yes	No	Unknown	
222				
223	☒	☐		57. Do you have ☐ wood burning stove? ☒ fireplace? ☐ insert? ☐ other
224	☒	☐		57a. Is it presently usable?
225	☒	☐	☐	58. If you have a fireplace, when was the flue last cleaned? <u>Nov 29, 2021</u>
226	☒	☐	☐	58a. Was the flue cleaned by a professional or non-professional? <u>professional</u>
227	☐	☒	☐	59. Have you obtained any required permits for any such item?
228	☐	☒		60. Are you aware of any problems with any of these items? If "yes," please explain: _____
229				_____
230				

ELECTRICAL SYSTEM

Yes No Unknown

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

LAND (SOILS, DRAINAGE AND BOUNDARIES)

Yes No Unknown

68. Are you aware of any fill or expansive soil on the Property?
69. Are you aware of any past or present mining operations in the area in which the Property is located?
70. Is the Property located in a flood hazard zone?
71. Are you aware of any drainage or flood problems affecting the Property?
72. Are there any areas on the Property which are designated as protected wetlands?
73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
74. Are there any water retention basins on the Property or the adjacent properties?
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: _____
76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
77. Explain any "yes" answers to the preceding questions in this section: _____
73: gas pipeline easement in back yard
78. Do you have a survey of the Property?

ENVIRONMENTAL HAZARDS

Yes No Unknown

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.
- 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: _____
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: _____
81. Are you aware if any underground storage tank has been tested?
(Attach a copy of each test report or closure certificate if available.)
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.)
83. If "yes" to any of the above, explain: _____

291	☐	☒	83a.	If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____
292				_____
293				_____
294	☐	☐	☒	84. Is the Property in a designated Airport Safety Zone?
295				
296	DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS			
297	AND CO-OPS			
298	Yes	No	Unknown	
299	☐	☒		85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it
300				may be used due to its being situated within a designated historic district, or a protected area like
301				the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local
302				zoning ordinances?
303	☐	☒		86. Is the Property part of a condominium or other common interest ownership plan?
304	☐	☐		86a. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being
305				part of a condominium or other form of common interest ownership?
306	☐	☒		87. As the owner of the Property, are you required to belong to a condominium association or
307				homeowners association, or other similar organization or property owners?
308	☐	☐		87a. If so, what is the Association's name and telephone number? _____
309				_____
310	☐		☐	87b. If so, are there any dues or assessments involved?
311				If "yes," how much? _____
312	☐			88. Are you aware of any defect, damage, or problem with any common elements or common areas
313				that materially affects the Property?
314				89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
315	☐			90. Since you purchased the Property, have there been any changes to the rules or by-laws of the
316				Association that impact the Property?
317				91. Explain any "yes" answers you give in this section: _____
318				_____
319				_____
320				
321	MISCELLANEOUS			
322	Yes	No	Unknown	
323	☐	☒		92. Are you aware of any existing or threatened legal action affecting the Property or any condominium
324				or homeowners association to which you, as an owner, belong?
325	☐	☒		93. Are you aware of any violations of Federal, State or local laws or regulations relating to this
326				Property?
327	☐	☒		94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
328				uses, or set-back violations relating to this Property? If so, please state whether the condition is
329				pre-existing non-conformance to present day zoning or a violation to zoning and/or land use
330				laws. _____
331				_____
332	☐	☒		95. Are you aware of any public improvement, condominium or homeowner association assessments
333				against the Property that remain unpaid? Are you aware of any violations of zoning, housing,
334				building, safety or fire ordinances that remain uncorrected?
335	☒	☐	☐	96. Are there mortgages, encumbrances or liens on this Property?
336	☐	☒		96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
337				clear title?
338	☐	☒		97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed
339				elsewhere on this form? (A defect is "material," if a reasonable person would attach importance
340				to its existence or non-existence in deciding whether or how to proceed in the transaction.)
341				If "yes," explain: _____
342				_____
343	☒	☐		98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any
344				special assessments and any association dues or membership fees, are there any other fees that you
345				pay on an ongoing basis with respect to this Property, such as garbage collection fees?
346				99. Explain any other "yes" answers you give in this section: 96: mortgage and HELOC
347				98: garbage quarterly \$140
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

☐☒LOMRJ

(Initials)

(Initials)

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 2

☒☐☐

104. Smoke Detectors

☐ Battery ☐ Electric ☒ Both How many 4

☒ Carbon Monoxide Detectors How many 3

Location basement: 1 SD & CM, 1st fl: 2 SD & 1 CM; 2nd fl: 1 SD & CM

☐☒☐

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.)

☒ Refrigerator

☒ Range

☒ Microwave Oven

☒ Dishwasher

☐ Trash Compactor

☒ Garbage Disposal

☐ In-Ground Sprinkler System

☐ Central Vacuum System

☒ Security System

☒ Washer

☒ Dryer

☐ Intercom

☒ Other

x

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

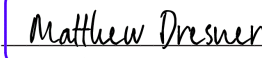
If "no," identify each item not in working order, explain the nature of the problem: _____

alarm service wired, but not connected

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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.

Signed by:			
	1/1/2026 13:31 CST		
SELLER	DATE	SELLER	DATE
Signed by:			
	1/1/2026 11:40 PST		
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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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.

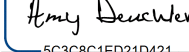
PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE

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 for the purpose of providing it to the Prospective Buyer.

	1/20/2026 08:03 MST		
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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471 Pursuant to N.J.S.A. 56:8-19.2, all Sellers of real property (including both residential and non-residential property) must complete
 472 questions 109-117 below.

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

478
 479 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding
 480 now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level
 481 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.
 482 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at
 483 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage
 484 originated in or after 2020.

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

	Yes	No	Unknown	
489	☐	☒		109. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-
490				year floodplain") according to FEMA's current flood insurance rate maps for your area?
491	☐	☒		110. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area
492				("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?
493	☐	☒	☐	111. Is the Property subject to any requirement under federal law to obtain and maintain flood
494				insurance on the Property?
495				<i>Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate</i>
496				<i>maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance.</i>
497				<i>Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones</i>
498				<i>to purchase flood insurance that covers the structure and the personal property within the structure. Also note that</i>
499				<i>properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level</i>
500				<i>rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate</i>
501				<i>maps.</i>
502	☐	☒	☐	112. Have you ever received assistance, or are you aware of any previous owners receiving assistance,
503				from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance
504				for flood damage to the Property?
505				<i>For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down</i>
506				<i>to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for</i>
507				<i>future assistance.</i>
508	☐	☒	☐	113. Is there flood insurance on the Property?
509				<i>A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your</i>
510				<i>policy to determine whether you are covered.</i>
511	☐	☒	☐	114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate
512				must be shared with the buyer.
513				<i>An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical</i>
514				<i>information about the flood risk of the Property and is used by flood insurance providers under the National Flood</i>
515				<i>Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to</i>
516				<i>use the elevation certificate from a previous owner for their flood insurance policy.</i>
517	☒	☐	☐	115. Have you ever filed a claim for flood damage to the Property with any insurance provider,
518				including the National Flood Insurance Program?
519				If the claim was approved, what was the amount received? <u>\$Roughly \$37k</u>
520	☐	☒	☐	116. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural
521				flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?
522				If so, how many times? _____

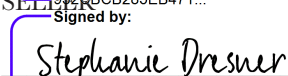
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117. Explain any “yes” answers that you give in this section: electricity outage / sump pump failure casused flooding
in basement in 2012 (Hurricane Sandy); remediated and restored

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.

Signed by:			
		1/1/2026 13:31 CST	
SELLER	DATE	SELLER	DATE
Signed by:			
		1/1/2026 11:40 PST	
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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RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

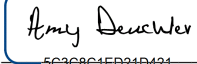
The undersigned Prospective Buyer acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Flood Risk Addendum to the Disclosure Statement is not a warranty 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
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ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON
The undersigned Seller’s real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement and that the information contained in this 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/broker-salesperson also acknowledges receipt of this completed Flood Disclosure Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

5636861ED21D421...
SELLER’S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON: 1/20/2026 | 08:03 MST
DATE

PROSPECTIVE BUYER’S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON 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 PL 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? <u>2012</u>
		☐	118a. What is the name and contact information of the business that installed the Solar Panel System? <u>Solar City (now owned by Tesla)</u>
☒	☐		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.

*One lump sum was made at installation, resulting in little to no monthly payments

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

☐		123. What is the current periodic payment amount? \$ <u>0</u>
☐		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? <u>2032</u> ("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)
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	
☒	☐	☐	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: <u>mild mold remediation undertaken in January 2026 to driveway/streetside corner utility closet walls and near water heater</u>

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) 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	
☒	☐		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

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Signed by:			
<u>Matthew Dresner</u>		1/1/2026 13:31 CST	
SELLER	1912PBCB285EB471...	DATE	SELLER
Signed by:			
<u>Stephanie Dresner</u>		1/1/2026 11:40 PST	
SELLER	1B134CE35FE354F6...	DATE	SELLER

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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RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Statutory Disclosures & Other Items Addendum is not a warranty by Seller and that it is Prospective Buyer’s responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer’s acknowledges that the Property may be inspected by qualified professionals, 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.

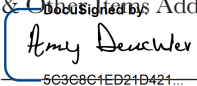
_____ PROSPECTIVE BUYER	_____ DATE	_____ PROSPECTIVE BUYER	_____ DATE
_____ PROSPECTIVE BUYER	_____ DATE	_____ PROSPECTIVE BUYER	_____ DATE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

The undersigned Seller’s real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures & Other Items Addendum to the Disclosure Statement and that the information contained in this 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.

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 5636861ED21D421...	1/20/2026 08:03 MST
_____ SELLER’S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	_____ DATE

_____ PROSPECTIVE BUYER’S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON	_____ DATE
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WWW.SUEADLER.COM

Addendum to the Seller's Property Condition Disclosure Statement for: 33 Juniper Way, Basking Ridge

The following items are to be INCLUDED in the sale:

Deck furniture
 Portable Basketball Hoop in the driveway
 Double Shot basketball game and drum set in basement
 Ping pong table
 Exercise equipment (weight benches and dumbbells)
 Exterior speakers near deck
 TV mount in basement
 Refrigerator in basement

The following items are to be EXCLUDED from the sale:

TV in basement (mount will remain)

The following items are to convey in strictly AS-IS condition:

Deck (no known issues)
 Shed (no known issues)
 Window above kitchen sink (thermal seal)
 Kitchen and sunroom slider doors (thermal seals)
 Alarm system (disconnected)
 Fireplace, chimney and associated components (no known issues)
 Wall speakers in family room (disconnected)
 Front left burner is sometimes tricky to light
 Diverter in 2nd floor hall bathroom (broken)
 All included items

Signed by: _____
 Seller: Matthew Dresner 1/1/2026 | 13:31 CST Buyer: _____
932CBB285EB471... (date) (date)

Signed by: _____
 Seller: Stephanie Dresner 1/1/2026 | 11:40 PST Buyer: _____
B434CE35FE354F6... (date) (date)

488 SPRINGFIELD AVE • SUMMIT, NJ 07901 • OFFICE: 908.273.2991 x101 • CELL: 973-464-9129 • VIP@SUEADLER.COM



P&M MOLD PRO LLC

18-20 Lackawanna Plaza, suite 300, Montclair, NJ 07042
Email: info@pmmoldpro.com Website www.pmmoldpro.com

Office: (973) 863-3953 Cell: 609-977-1165

LIC # 13VH09933000

WARRANTY CERTIFICATE

We hereby provide this warranty for the mold remediation work done inside the basement for a period of two (02) year. This warranty covers the treated areas and is transferable to the owner/s in the name of the said property.

P&M Mold Pro will rectify any defects in material or workmanship should any mold return to the treated area on or before the specified time at no cost to current owner/s pending that the moisture levels are below 55% upon re-infestation.

Owner/Tenant negligence whether intentional or not including any neglected constructional defects or failure to maintain normal level of moisture/humidity will nullify this warranty.

WARRANTY EXPIRES 01/05/2027

PREMISES ADDRESS: 33 JUNIPER WAY, BASKING RIDGE, NJ 07920

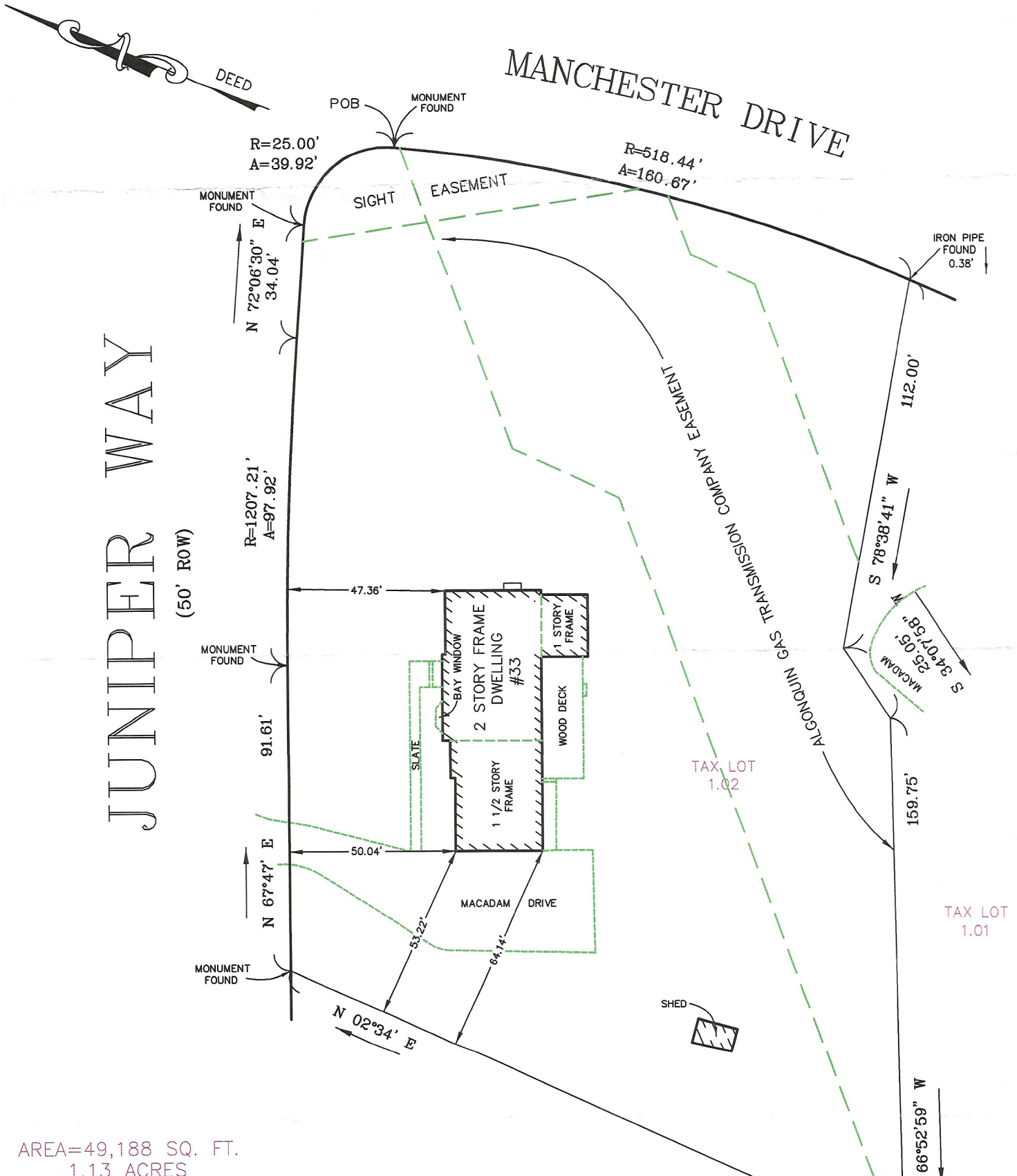
CEO



SURVEY OF TAX LOT 1.02, BLOCK 88

TOWNSHIP OF BERNARDS, SOMERSET COUNTY, N.J.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14(C45:8-36.3) AND N.J.A.C. 13:40-5.1(d)



AREA=49,188 SQ. FT.
1.13 ACRES