



**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 floaddisclosure.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: 40 John Street

Cranford

NJ 07016 ("Property").

Seller: William Nicholas

Suzanne Nicholas ("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 78 years old
- ☒ ☐ 2. Does the Seller currently occupy this Property?
If not, how long has it been since Seller occupied the Property? 2008
- ☒ ☐ 3. What year did the Seller buy the Property? 2008
- 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 18+ 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

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



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 Attic is small. Small door in closet.

15. Explain any "yes" answers that you give in this section:
The attic is just a small crawl space with no real use.

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?
☐ Yes ☒ No ☐ Unknown
17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?
☐ Yes ☒ No ☐ Unknown
18. If "yes," has work been performed to repair the damage?
☐ Yes ☒ No ☐ Unknown
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: _____

20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past?
☐ Yes ☒ No ☐ Unknown
21. Explain any "yes" answers that you give in this section: _____

STRUCTURAL ITEMS

Yes No Unknown

22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed?
☐ Yes ☒ No ☐ Unknown
23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
☐ Yes ☒ No ☐ Unknown
24. Are you aware of any fire retardant plywood used in the construction?
☐ Yes ☒ No ☐ Unknown
25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?
☐ Yes ☒ No ☐ Unknown
26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
☐ Yes ☒ No ☐ Unknown
27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem: _____

ADDITIONS/REMODELS

Yes No Unknown

28. Are you aware of any additions, structural changes or other alterations to the structures on the Property made by any present or past owners?
☒ Yes ☐ No ☐ Unknown
29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: An enclosed back porch was added in 1985 by prior owners
The work was fully permitted.

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?
☐ Yes ☒ No ☐ Unknown
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				
176		☐	37.	If Septic System, when was it installed? _____
177				Location? _____
178		☐	38.	When was the Septic System or Cesspool last cleaned and/or serviced? _____
179	☐	☒	39.	Are you aware of any abandoned Septic Systems or Cesspools on your Property?
180	☐	☐	39a.	If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
181				_____
182	☐	☒	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	☐	☒	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	☐	☒	42.	Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
190				
191	☐	☒	☐	43.
192				Is either the private water or sewage system shared? If "yes," explain: _____
193				_____
194			44.	Water Heater: ☐ Electric ☐ Fuel Oil ☒ Gas
195	☐	☒		Age of Water Heater <u>4 years</u>
196			44a.	Are you aware of any problems with the water heater?
197			45.	Explain any "yes" answers that you give in this section: _____
198				_____
199				_____

HEATING AND AIR CONDITIONING

Yes No Unknown

201				46.	Type of Air Conditioning:
202					☐ Central one zone ☐ Central multiple zone ☒ Wall/Window Unit ☐ None
203				47.	List any areas of the house that are not air conditioned: _____
204					_____
205					
206			☐	48.	What is the age of Air Conditioning System? _____
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>hot water - forced Baseboard.</u>
209					_____
210				51.	If it is a centralized heating system, is it one zone or multiple zones? <u>2 zone.</u>
211					_____
212				52.	Age of furnace <u>18+</u> Date of last service: <u>October 2025</u>
213				53.	List any areas of the house that are not heated: _____
214					<u>Enclosed porch.</u>
215	☐	☒	☐	54.	Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
216					
217	☐	☐		55.	If tank is not in use, do you have a closure certificate?
218	☐	☒		56.	Are you aware of any problems with any items in this section? If "yes," explain: _____
219					_____
220					_____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

221					
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? _____
226	☐	☒	☐	58a.	Was the flue cleaned by a professional or non-professional? _____
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					<u>Gas insert not operational</u>
230					_____

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: _____

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: _____

78. Do you have a survey of the Property?

Yes No Unknown

$[\]$	$\otimes$	
$[\]$	$\otimes$	
$\otimes$		
$[\]$	$\otimes$	
$[\]$	$\otimes$	$[\]$

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: _____
In the Fall of 2025 a 1000 gal. underground oil tank was removed. See attached NFA.

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

☐

☒

Initial

WV

(Initials)

Initial

SN

(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 _____

☒

☐

☐

☐

104. Smoke Detectors

☒ Battery ☐ Electric ☐ Both How many _____

☐ Carbon Monoxide Detectors How many _____

Location All floors

☐

☒

☐

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

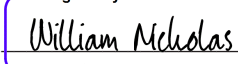
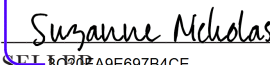
108. Of those that may be included, is each in working order?

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

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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:			
		4/30/2026 07:59 PDT	
SELLER	DATE	SELLER	DATE
Signed by:			
		5/4/2026 12:08 PDT	
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.

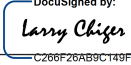
PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE

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.

DocuSigned by: 		5/6/2026 18:26 EDT	
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. 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. To learn more about how to prepare for a flood emergency, visit njreal.to/flood-planning.

Yes No Unknown

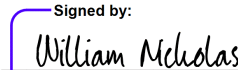
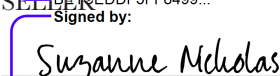
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|-------------------------------------|-------------------------------------|--------------------------|---|
| ☐ | ☒ | | 109. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-year floodplain") according 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?
<i>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.</i> |
| ☐ | ☒ | ☐ | 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?
<i>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.</i> |
| ☐ | ☒ | ☐ | 113. Is there flood insurance on the Property?
<i>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.</i> |
| ☐ | ☒ | ☐ | 114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate must be shared with the buyer.
<i>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.</i> |
| ☐ | ☒ | ☐ | 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? <u>1</u> |



117. Explain any “yes” answers that you give in this section: _____
During Hurricane Irene there was some water pooling

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:			
		4/30/2026 07:59 PDT	
SELLER	DATE	SELLER	DATE
Signed by:			
		5/4/2026 12:08 PDT	
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

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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.

DocuSigned by:
Larry Chiger
C266F26AB9C749F...

5/6/2026 | 18:26 EDT

SELLER’S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	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? _____
		☐	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)

- ☐

☐

☐

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:
-
-
-
- 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

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:

William Nicholas

4/30/2026 | 07:59 PDT

SELLER

1B10EEDDF5FF8499...

DATE

SELLER

DATE

Signed by:

Suzanne Nicholas

5/4/2026 | 12:08 PDT

SELLER

3C20EA9E697B4CE...

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 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.

The Prospective Buyer’s real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

DocuSigned by:
Larry Chiger
C266F2BABB9C149F...

5/6/2026 | 18:26 EDT

_____ SELLER’S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	_____ DATE
_____ PROSPECTIVE BUYER’S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON	_____ DATE



WWW.SUEADLER.COM

Addendum to the Seller's Property Condition Disclosure Statement for: 40 John Street, Cranford

The following items are to be INCLUDED in the sale:

A/C Window units
Shelving in basement
Shelving in garage
Lawn care equipment in shed

The following items are to be EXCLUDED from the sale:

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

Front platform
Fences
Detached garage
Rear shed
Fireplace - Insert - Fireplace, chimney and flue - As is
Heater - enclosed porch (never used)
Rear window on enclosed porch
Window in upstairs bath

Signed by: William Melholas 4/30/2026 | 07:59 PDT
Seller: BE1CEDDF5FF8499... (date) Buyer: _____ (date)

Signed by: Suzanne Melholas 5/4/2026 | 12:08 PDT
Seller: 3C20EA9E697B4CE... (date) Buyer: _____ (date)

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





State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Unregulated Heating Oil Tank Program

Mail Code 401-05

P.O. Box 420

Trenton, NJ 08625-0420

Phone #: 609-633-0544

Fax #: 609-984-6514

PHILIP D. MURPHY

Governor

TAHESHA L. WAY

Lt. Governor

SHAWN M. LATOURETTE

Commissioner

December 2, 2025

Willam Nicholas
40 John Street
Cranford Twp, NJ 07016

Re: Area of Concern: One 1,000 Gallon #2 Heating Oil Underground Storage Tank System
Unrestricted Use - No Further Action Letter and Covenant Not to Sue
Block 316, Lot 13
40 John St
Cranford Twp, Union County
Program Interest #: 1119853, Activity Number: CSP250001
Communications Center Number: 25-09-29-1148-40

Dear Willam Nicholas:

Pursuant to N.J.S.A. 58:10B-13.1 and N.J.A.C. 7:26C, the New Jersey Department of Environmental Protection (Department) makes a determination that no further action is necessary for the remediation of the area of concern specifically referenced above, except as noted below, so long as you did not withhold any information from the Department. This action is based upon information in the Department's case file and your final certified report dated November 7, 2025. In issuing this No Further Action Determination and Covenant Not to Sue, the Department has relied upon the certified representations and information provided to the Department.

By issuance of this No Further Action Determination, the Department acknowledges the completion of a Remedial Investigation and Remedial Action pursuant to the Heating Oil Tank System Remediation Rules (N.J.A.C.7:26F) for the area of concern specifically referenced above and no other areas.

NO FURTHER ACTION CONDITIONS

As a condition of this No Further Action Determination pursuant to N.J.S.A. 58:10B-12o, you and any other person who was liable for the cleanup and removal costs, and remains liable pursuant to the Spill Act, shall inform the Department in writing within 14 calendar days whenever your name or address changes. Any notices submitted pursuant to this paragraph shall reference the above case numbers and shall be sent to: Bureau of Case Assignment & Initial Notice, Contaminated Site Remediation & Redevelopment Program, 401-05H, P.O. Box 420, Trenton, NJ 08625-0420.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B-13.1 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Conditional No Further Action Letter.

Thank you for your attention to these matters. If you have any questions, please contact Chelsea Hertzog at (609) 940-4650.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael A. Justiniano". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael A Justiniano, Bureau Chief
Unregulated Heating Oil Tank Program

c: Municipal Clerk, Cranford Twp
Health Department
Peter Woodard, Accurate Tank Testing, LLC

File Copy