

Property Condition Disclosure Statement

6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? If Yes, explain below ... Yes No Unkn NA

7. Are there any features of the property shared in common with adjoining landowners or a homeowner's association, such as walls, fences or driveways? If Yes, describe below ... Yes No Unkn NA

8. Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? If Yes, explain below ... Yes No Unkn NA

9. Are there certificates of occupancy related to the property? If No, explain below ... Yes No Unkn NA

ENVIRONMENTAL

Note to Seller:

In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

Note to Buyer:

If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? If Yes, explain below ... Yes No Unkn NA

11. Is any or all of the property located in a designated wetland? If Yes, explain below ... Yes No Unkn NA

12. Is the property located in an agricultural district? If Yes, explain below ... Yes No Unkn NA

13. Was the property ever the site of a landfill? If Yes, explain below ... Yes No Unkn NA

Property Condition Disclosure Statement

- 14. Are there or have there ever been fuel storage tanks above or below the ground on the property? Yes No Unkn NA
 - If Yes, are they currently in use? Yes No Unkn NA
 - Location(s) _____
 - Are they leaking or have they ever leaked? If Yes, explain below _____
- 15. Is there asbestos in the structure? If Yes, state location or locations below _____ Yes No Unkn NA
- 16. Is lead plumbing present? If Yes, state location or locations below _____ Yes No Unkn NA
- 17. Has a radon test been done? If Yes, attach a copy of the report _____ Yes No Unkn NA
- 18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? If Yes, describe below _____ Yes No Unkn NA
- 19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? If Yes, attach report(s) _____ Yes No Unkn NA

STRUCTURAL

- 20. Is there any rot or water damage to the structure or structures? If Yes, explain below _____ Yes No Unkn NA
- 21. Is there any fire or smoke damage to the structure or structures? If Yes, explain below _____ Yes No Unkn NA
- 22. Is there any termite, insect, rodent or pest infestation or damage? If Yes, explain below _____ Yes No Unkn NA
- 23. Has the property been tested for termite, insect, rodent or pest infestation or damage? If Yes, please attach report(s) _____ Yes No Unkn NA
- 24. What is the type of roof/roof covering (slate, asphalt, other)? _____
 - Any known material defects? _____
 - How old is the roof? _____

No

Property Condition Disclosure Statement

Is there a transferable warranty on the roof in effect now? If Yes, explain below ... Yes No Unkn NA

25. Are there any know material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? If Yes, explain below ... Yes No Unkn NA

MECHANICAL SYSTEMS AND SERVICES

26. What is the water source? (Circle all that apply) well, private, municipal, other:

If municipal, is it metered? Yes No Unkn NA

27. Has the water quality and/or flow rate been tested? If Yes, describe below ... Yes No Unkn NA

28. What is the type of sewage system? (Circle all that apply) public sewer, private sewer, septic, cesspool

- If septic or cesspool, age?
Date last pumped?
Frequency of pumping?
Any known material defects? If Yes, explain below

29. Who is your electrical service provider?
What is the amperage?
Does it have circuit breakers or fuses?
Private or public poles?
Any known material defects? If yes, explain below

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? If Yes, state locations and explain below ... Yes No Unkn NA

31. Does the basement have seepage that results in standing water? If Yes, explain below ... Yes No Unkn NA

Are there any known material defects in any of the following? If Yes, explain below. Use additional sheets if necessary

32. Plumbing system? Yes No Unkn NA

33. Security system? Yes No Unkn NA

34. Carbon monoxide detector? Yes No Unkn NA

Property Condition Disclosure Statement

- 35. Smoke detector? Yes No Unkn N
- 36. Fire sprinkler system? Yes No Unkn N
- 37. Sump pump? Yes No Unkn N
- 38. Foundation/slab? Yes No Unkn N
- 39. Interior walls/ceilings? Yes No Unkn N
- 40. Exterior walls or siding? Yes No Unkn N
- 41. Floors? Yes No Unkn N
- 42. Chimney/fireplace or stove? Yes No Unkn N
- 43. Patio/deck? Yes No Unkn N
- 44. Driveway? Yes No Unkn N
- 45. Air conditioner? Yes No Unkn N
- 46. Heating system? Yes No Unkn N
- 47. Hot water heater? Yes No Unkn N

48. The property is located in the following school district Utica Unk

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and floodplain maps).

The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.

[Handwritten signature]

ADDITIONAL PROPERTY INFORMATION

Property location: 1270 Court St.

Water Heater: gas electric propane oil
Age: _____ Gallons: _____ How many: _____

Cooking Stove: gas electric propane

Type of heating system: _____ Age: _____
Date last serviced: _____
Fuel Provider: _____

Air conditioner: Yes or No _____ Age: _____

Average monthly utilities: Electric: _____ Gas: _____
Oil: _____ Propane: _____
Wood used: _____
Pellets used: _____

Age of roof: _____ Warranty: Yes or (No)
Attic: none full crawl

Radon tested: Yes or No _____ Date: _____ Radon level: _____
Mitigation system installed: Yes or No _____

Road maintained by: _____ town _____ county _____ state _____ village _____ city _____ private

Fireplace: Last used: _____ Last cleaned: _____
_____ Wood _____ Gas _____ Propane

Septic Location: _____
Well Location: _____
Is well above or under ground, encased not encased

Mobile Homes: Exterior aluminum vinyl other Tie downs: yes no
Depth of foundation below frost line: _____ slab _____ gravel _____ block
Lot rent: \$ _____ Includes: _____

Multi-Family: Flooring: _____

Seller X Jodie [Signature] Date 4-28-07
Seller _____ Date _____

I have read this Additional Property Information and have received a copy of it. I acknowledge that this statement is not a representation or warranty of any kind by Seller or any agent of the Seller and is not a substitute for a home inspection or other tests that are available to me to assess the physical condition of the property.

Buyer _____ Date _____

Buyer _____ Date _____

Optional Broker/Agent Disclosure Confirmation Form

The broker/agent disclosure confirmation text below can be used to memorialize that sellers and buyers have been informed of their rights and obligations under the Property Condition Disclosure Act. The text may be used as a separate form(s) or included in your listing agreements. Important Note: The Property Condition Disclosure Statement is mandatory. The broker/agent disclosure confirmation text is optional, but recommended.

DISCLOSURE TO SELLER REGARDING PROPERTY CONDITION DISCLOSURE STATEMENT

As the seller of residential real property, you are required by law to complete and sign a Property Condition Statement as prescribed by Real Property Law 462(2) and cause it, or a copy thereof, to be delivered to a buyer or buyer's agent prior to the signing of a binding contract of sale. A copy of the Property Condition Disclosure Statement containing the signatures of both the buyer and seller must be attached to the real estate purchase contract. If you acquire knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously provided, you must deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, will you be required to provide a revised Property Condition Disclosure Statement after the transfer of title from you to the buyer or after the buyer has commenced occupancy of the property. If you fail to deliver a Property Condition Disclosure Statement to the buyer prior to the buyer signing a binding contract of sale, the buyer will be entitled to a credit in the amount of \$500.00 against the purchase price of the property upon the transfer of title.

I have received and read this disclosure notice.

Dated: 4-28-07 Seller: [Signature]

Seller: _____

DISCLOSURE TO BUYER REGARDING PROPERTY CONDITION DISCLOSURE STATEMENT

As a buyer of residential real property, you are entitled by law to receive from the seller a signed Property Condition Disclosure Statement as prescribed by Real Property Law 462(2) prior to your signing of a binding contract of sale. A copy of the Property Condition Disclosure Statement containing the signatures of both the buyer and seller must be attached to the real estate purchase contract. You are also entitled to receive a revised Property Condition Disclosure Statement as soon as practicable in the event that the seller acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously provided to you. You will not be entitled to receive a revised Property Condition Statement Disclosure after the transfer from the seller to you or after you have commenced occupancy of the property. In the event the seller fails to deliver a Property Condition Disclosure Statement to you prior to your signing a binding contract of sale, you are entitled to receive a credit in the amount of \$500.00 against the purchase price of the property upon transfer of title.

I have received and read this disclosure notice.

Dated: _____ Buyer: _____

Buyer: _____