

Department of State **Licensing Services**

New York State Department of State **Division of Licensing Services** P.O. Box 22001 Albany, NY 12201-2001 Customer Service: (518) 474-4429 https://dos.ny.gov

Property Condition Disclosure Statement

Name of Seller or Sellers:		Jennifer Bach			
Property Address:	1600	Flaxen Dr	Farmington	NY	14425

General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy of thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This Disclosure Statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or residence of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be constructed or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instruction to the Seller:

- a. Answer all questions based upon your actual knowledge.
- b. Attach additional pages with your signature if additional space is required.
- c. Complete this form yourself.
- d. If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check "Unkn" (Unknown).

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorized his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

	ENERAL INFORMATION How long have you owned the property?	7 yea	ars		
		7 yea	ars		
2.	How long have you occupied the property?	1978	1		
3.	What is the age of the structure or structures? Note to buyer – If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.				
4.	Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops?	CJYes	No	Unkn	🗖 NA
5.	Does anybody else claim to own any part of your property? <i>If yes, explain below</i>	TYes	No	Unkn	🗖 NA
6.	Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? <i>If yes, explain below</i>	TYes	οΝο	Unkn	N A
		<u>_</u> 100	O 110		

	Are there any features of the property shared in common with adjoining landowners or a home- owner's association, such as walls, fences or driveways? <i>If yes, describe below</i>	Yes	⊡No	Unkn	🗖 NA
8.	Are there any electric or gas utility surcharges for line extensions, special assessments or home- owner or other association fees that apply to the property? <i>If yes, describe below</i>	×/es		DUnkn	🗇 NA
9.	_Monthly HOA of \$34/month Are there certificates of occupancy related to the property? <i>If no, explain below</i>	TYes	O No	DUnkn	🗇 NA

ENVIRONMENTAL

Note	to	Sel	ler:
------	----	-----	------

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 or other material 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, pool chemicals and products containing mercury and lead and indoor mold.

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 Federal Emergency Management Agency (FEMA) designated floodplain? <i>If yes, explain below</i>		☐ Yes	O INo	Unkn	⊡ NA
11.	Is any or all of the property located wholly or partially in the Special Flood Hazard Area ("SFHA"; "100–year floodplain") according to the Federal Emergency Management Agency (FEMA's) current flood insurance rate maps for your area? <i>If yes, explain below</i>		Yes	⊘ No	Unkn	D NA
12.	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? <i>If yes, explain below</i>		DYes	No	DUnkn	🗖 NA
13.	 Is the property subject to any requirement under federal law to obtain and maintain flood insurance on the property? <i>If yes, explain below</i>	/IA's flood irance. Ev e flood in nay be si	d insurance ven when surance th ubject to ir	e rate ma not requi nat cover icreased	red, FEMA s the structu risk of flood	rtgages ure(s) ing over

14.	Have you ever received assistance, or are you aware of any previous owners receiving assistance, from the Federal Emergency Management Agency (FEMA), the U.S. Small Business Administration (SBA), or any other federal disaster flood assistance for flood damage				
	 to the property? If yes, explain below For properties that have received federal disaster assistance, the requirement to obtain flood ir owners. Failure to obtain and maintain flood insurance can result in an individual being ineligib 		ses dow		D NA e
				B	
15.	 Is there flood insurance on the property? <i>If yes, attach a copy of the policy</i> A standard homeowner's insurance policy typically does not cover flood damage. You are encodetermine whether you are covered. 			Unkn our policy to	
16.	Is there a FEMA elevation certificate available for the property? If yes, attach a copy of the certificate	. 🗖 Yes	No	🗖 Unkn	🗖 NA
	 An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The for flood risk of the property and is used by flood insurance providers under the National Flood Ins the appropriate flood insurance rating for the property. A buyer may be able to use the elevatio their flood insurance policy. 	m provides o urance Prog	ritical info ram (NFI	ormation ab P) to help de	out the etermine
17.	Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)? <i>If yes, explain below</i>	. ©Yes	No	(D) Unkn	🗊 NA
18.	Is any or all of the property located in a designated wetland? <i>If yes, explain below</i>	. ĈYes	No	①Unkn	O NA
19.	Is the property located in an agricultural district? <i>If yes, explain below</i>	⊡Yes	ONo	Unkn	🔿 NA
20.	Was the property ever the site of a landfill? <i>If yes, explain below</i>	. 🗇Yes	No	OUnkn	🗊 NA
21.	 Are there or have there ever been fuel storage tanks above or below the ground on the property? If yes, are they currently in use? 		ONo Ĉ∎No	C) Unkn C) Unkn	I NA NA
	Location(s)				
	Are they leaking or have they ever leaked? <i>If yes, explain below</i>	. 🖸 Yes	۵No	©Unkn	O NA
22.	Is there asbestos in the structure? If yes, state location or locations below	. ©Yes	ONo	ිUnkn	🗊 NA
23.	Is lead plumbing present? If yes, state location or locations below	©Yes	No	Dunkn	🖸 NA
24.	Has a radon test been done? If yes, attach a copy of the report	OYes	ONo	Unkn	
	Report Unavailable				

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? <i>If yes, describe below</i>

26.	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? <i>If yes, attach report(s)</i>		⊡Yes	ΠNο	OUnkn	🗆 NA
27.	Has the property been tested for indoor mold? <i>If yes, attach a copy of the report</i>		□Yes	□No	Ounkn	
STI	RUCTURAL					
28.	Is there any rot or water damage to the structure or structures? <i>If yes, explain below</i>		TYes	No	Unkn	🗇 NA
29.	Is there any fire or smoke damage to the structure or structures? <i>If yes, explain below</i>		TYes	No	DUnkn	🗇 NA
30.	Is there any termite, insect, rodent or pest infestation or damage? <i>If yes, explain below</i>		LYes	O No	ŪUnkn	🗖 NA
	Has the property been tested for termite, insect, rodent or pest infestation or damage? <i>If yes, please attach report(s)</i>		☐Yes aspha		DUnkn	🗖 NA
32.	What is the type of roof/roof covering (slate, asphalt, other)?		no			
	Any known material defects?		2 yea	rs		
	How old is the roof?					
	• Is there a transferable warranty on the roof in effect now? <i>If yes, explain below</i>		TYes	No	Unkn	🗖 NA
33.	Are there any known material defects in any of the following structural systems: footings, k girders, lintels, columns or partitions? <i>If yes, explain below</i>		TYes	No	DUnkn	🗆 NA
ME	CHANICAL SYSTEMS AND SERVICES					
34.	What is the water source? (Check all that apply)		Other:	I 본 Pri	vate 🗖 Mu	unicipal
	• If municipal, is it metered?	•		⊡No	Unkn	N A

□Yes ONo □Unkn □NA

Authentisign ID: 06/05/03/02/55/0F001188/67/A-0002028888/699/62

Pr	operty Condition Disclosure Statement				
35.	Has the water quality and/or flow rate been tested? <i>If yes, describe below</i>	□Yes	No	□Unkn	🗖 NA
36.	What is the type of sewage system? (Check all that apply)	🔀 Publi		 Private Cessp 	
	If septic or cesspool, age?				
	Date last pumped?				
	Frequency of pumping?				
	• Any known material defects? <i>If yes, explain below</i> (More information on "septic system operation and maintenance" can be found on the NYS Department of Health website in the informational health pamphlet made available by the Department of Health pursuant to section 396-s of NYS general business law.)	⊡Yes n/a n/a	⊡No	Our Contract of the second	n 🗆 NA
37.	Who is your electric service provider?		E		
	What is the amperage?	Ū			
	Does it have circuit breakers or fuses?				
	Private or public poles?				
	Any known material defects? If yes, explain below	[]Yes	⊡No	Unkn	🗇 NA
			\bigcirc		
38.	Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? <i>If yes, state locations and explain below</i>	TYes	□No	Unkn	🗖 NA
39.	Has the structure(s) experienced any water penetration or damage due to seepage or a natural flood event, such as from heavy rainfall, coastal storm surge, tidal inundation or				
	river overflow? If yes, explain below	TYes	□No	Unkn	🗖 NA

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

40.	Plumbing system?	□Yes	No	Unkn	🔲 NA
41.	Security system?	□Yes	DNo	DUnkn	O NA
42.	Carbon monoxide detector?	⊡Yes	No	⊡Unkn	🗆 NA
43.	Smoke detector?	□Yes	No	⊡Unkn	🗆 NA
44.	Fire sprinkler system?	□Yes	Q INo	Unkn	🗖 NA
45.	Sump pump?	⊡Yes	No	□Unkn	🗆 NA
46.	Foundation/slab?	⊡lYes	No	Unkn	🗆 NA
47.	Interior walls/ceilings?	⊡Yes	No	Unkn	🗆 NA
48.	Exterior walls or siding?	⊡Yes	No	DUnkn	🗆 NA
49.	Floors?	⊡Yes	No	⊡Unkn	🗆 NA
50.	Chimney/fireplace or stove?	⊡Yes	No	Unkn	🗆 NA
51.	Patio/deck?	□Yes	No	Unkn	🗆 NA
52.	Driveway?	□Yes	No	□Unkn	🗖 NA
53.	Air conditioner?	□Yes	No	□Unkn	🗆 NA
54.	Heating system?	Yes	No	Unkn	🗆 NA
55.	Hot water heater?	⊡Yes	No	⊡Unkn	🖸 NA
50					

56. The property is located in the following school district

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and FEMA's current flood insurance rate maps and elevation certificates).

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.

SELLER'S CERTIFICATION:

Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller's Signature X Jennifer Bach	07/10/2025 Date
Jennifer Bach	
Seller's Signature	
X	Date

BUYER'S ACKNOWLEDGMENT:

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller's agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

Buyer's Signature

Χ_

Buyer's Signature

Χ.

DOS-1614-f (Rev. 02/25)

Date_____

Date_____