



# 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: Stephen Fragnoli Kristen Fragnoli

Property Address: 1163 East Ave UN03 Rochester NY 14607

### 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.

### GENERAL INFORMATION

1. How long have you owned the property? ..... 8 years

7 years

2. How long have you occupied the property? ..... 100 +years

100 +years

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? .....  Yes  No  Unkn  NA

5. Does anybody else claim to own any part of your property? *If yes, explain below* .....  Yes  No  Unkn  NA

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

# Property Condition Disclosure Statement

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, describe 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 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? *If yes, explain below* .....  Yes  No  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's (FEMA's) current flood insurance rate maps for your area? *If yes, explain below*.....  Yes  No  Unkn  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? *If yes, explain below*.....  Yes  No  Unkn  NA  
\_\_\_\_\_

13. Is the property subject to any requirement under federal law to obtain and maintain flood insurance on the property? *If yes, explain below*.....  Yes  No  Unkn  NA

- Homes 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 homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s). Also note that homes in coastal 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.

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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*.....  Yes  No  Unkn  NA
- 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.
- \_\_\_\_\_
- \_\_\_\_\_
15. Is there flood insurance on the property? *If yes, attach a copy of the policy*.....  Yes  No  Unkn  NA
- 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.
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 form provides critical information about the flood risk of the property and is used by flood insurance providers under the National Flood Insurance Program (NFIP) 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.
17. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)? *If yes, explain below*.....  Yes  No  Unkn  NA
- \_\_\_\_\_
- \_\_\_\_\_
18. Is any or all of the property located in a designated wetland? *If yes, explain below* .....  Yes  No  Unkn  NA
- \_\_\_\_\_
- \_\_\_\_\_
19. Is the property located in an agricultural district? *If yes, explain below* .....  Yes  No  Unkn  NA
- \_\_\_\_\_
- \_\_\_\_\_
20. Was the property ever the site of a landfill? *If yes, explain below* .....  Yes  No  Unkn  NA
- \_\_\_\_\_
- \_\_\_\_\_
21. 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* .....  Yes  No  Unkn  NA
  - \_\_\_\_\_
  - \_\_\_\_\_
22. Is there asbestos in the structure? *If yes, state location or locations below* .....  Yes  No  Unkn  NA
- \_\_\_\_\_
- \_\_\_\_\_
23. Is lead plumbing present? *If yes, state location or locations below* .....  Yes  No  Unkn  NA
- \_\_\_\_\_
- \_\_\_\_\_
24. Has a radon test been done? *If yes, attach a copy of the report* .....  Yes  No  Unkn  NA
- \_\_\_\_\_
- \_\_\_\_\_

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25. 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

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

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? *If yes, attach report(s)* .....  Yes  No  Unkn  NA

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

27. Has the property been tested for indoor mold? *If yes, attach a copy of the report*.....  Yes  No  Unkn

## STRUCTURAL

28. Is there any rot or water damage to the structure or structures? *If yes, explain below* .....  Yes  No  Unkn  NA

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

29. Is there any fire or smoke damage to the structure or structures? *If yes, explain below* .....  Yes  No  Unkn  NA

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

30. Is there any termite, insect, rodent or pest infestation or damage? *If yes, explain below* .....  Yes  No  Unkn  NA

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

31. Has the property been tested for termite, insect, rodent or pest infestation or damage? *If yes, please attach report(s)* .....  Yes  No  Unkn  NA

32. What is the type of roof/roof covering (slate, asphalt, other)? .....  Yes  No  Unkn  NA

rubber  
\_\_\_\_\_  
NO  
\_\_\_\_\_  
unknown  
\_\_\_\_\_

• Any known material defects? .....  Yes  No  Unkn  NA

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

• How old is the roof? .....  Yes  No  Unkn  NA

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

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

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

33. Are there any known 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

34. What is the water source? (Check all that apply) .....  Well  Private  Municipal

Other: \_\_\_\_\_

• If municipal, is it metered? .....  Yes  No  Unkn  NA

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35. Has the water quality and/or flow rate been tested? *If yes, describe below* .....  Yes  No  Unkn  NA  
\_\_\_\_\_  
\_\_\_\_\_

36. What is the type of sewage system? (*Check 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* (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  No  Unkn  NA

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

37. Who is your electric service provider? ..... NYSEG  
..... unknown  
..... circuit breakers  
..... public  
.....  Yes  No  Unkn  NA

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

38. 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

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

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* .....  Yes  No  Unkn  NA

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

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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  No  Unkn  NA
- 42. Carbon monoxide detector? .....  Yes  No  Unkn  NA
- 43. Smoke detector? .....  Yes  No  Unkn  NA
- 44. Fire sprinkler system? .....  Yes  No  Unkn  NA
- 45. Sump pump? .....  Yes  No  Unkn  NA
- 46. Foundation/slab? .....  Yes  No  Unkn  NA
- 47. Interior walls/ceilings? .....  Yes  No  Unkn  NA
- 48. Exterior walls or siding? .....  Yes  No  Unkn  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

56. The property is located in the following school district Rochester City 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.*

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# Property Condition Disclosure Statement

## 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   
Stephen Fragnoli

04/13/2026  
Date \_\_\_\_\_

*Seller's Signature*

X   
Kristen Fragnoli

04/13/2026  
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*

X \_\_\_\_\_

Date \_\_\_\_\_

*Buyer's Signature*

X \_\_\_\_\_

Date \_\_\_\_\_