

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

7. 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? *If yes, describe below* ☐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? *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.

Property Condition Disclosure Statement

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) _____
A propane tank is in use on the right hand side of the property. It was new in 2024.
 - 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

Property Condition Disclosure Statement

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)? Asphalt Shingles

• Any known material defects? no

• How old is the roof? 7 years

- 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

Property Condition Disclosure Statement

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?

7 years

• Date last pumped?

2024

• Frequency of pumping?

6 years

• 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

• What is the amperage?

200

• Does it have circuit breakers or fuses?

Circuit Breakers

• Private or public poles?

Public

• Any known material defects? *If yes, explain below*

☐ 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

Property Condition Disclosure Statement

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 Saranac 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.

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

Lynne Everson, Trustee

dotloop verified
07/27/26 7:43 PM EDT
X12P-A8MF-CHVF-JVWD

Date _____

Seller's Signature

X

Gill C Souliere, Trustee

dotloop verified
07/27/26 9:26 PM
EDT
E1ZP-JY15-480F-LY2A

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 _____