NEW YORK STATE | Department of State
Licensing Services

New York State
Department of State
Division of Licensing Services
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Property Condition Disclosure Statement

Name of Seller or Sellers: Gregory J. Bresett and Jacqueline Bresett

Property Address: 786 County Route 7

~~Moira, NY 12957~~
Brushton, NY 12916

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? ..... 40 years
2. How long have you occupied the property? ..... 40 years
3. What is the age of the structure or structures? ..... 1978 built
   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

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

Chain Link fence/Wire fencing Shared with cemetary side of property 100% owned by Cemetary.

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.

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..... ☑Yes ☐No ☐Unkn ☐NA
   - Location(s) Front of house
   - 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

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)? Metal

- Any known material defects? No
- How old is the roof? 11/2019
- 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

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? 5/2026
- Frequency of pumping? Every 2 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? National Grid

- 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. Brushton-Moira Central School

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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Division of Licensing Services

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New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit https://dhr.ny.gov/fairhousing and https://www.dos.ny.gov/licensing/fairhousing.html.

This form was provided to me by Melinda St. Hilaire (print name of Real Estate Salesperson/ Broker) of Home Roots Realty (print name of Real Estate company, firm or brokerage)

(I)(We) Gregory J & Jacqueline Breset

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature [signature] Date: 6-3-26

Buyer/Tenant/Seller/Landlord Signature [signature] Date: 6/3/26

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.