dotloop signature verification: dtlp.us/WKIs-hqdh-fjr5

nysar New York State Association of REALTORS®, Inc.

AUDIO RECORDING DEVICE DISCLOSURE FORM

ACV Adirondack-Champlain Valley MULTIPLE LISTING SERVICE

PROPERTY ADDRESS: 225 Evergreen Rd, Indian Lake, NY

Owners/Landlords/Property Managers are advised that it is in violation of NYS Penal Law to mechanically overhear a conversation by having any device (or devices) recording, streaming or otherwise documenting the conversation of an individual during real estate-related activities at the property (open houses, showings etc.) if you are not a party to that conversation.

If such a device is present and operating in the property, this disclosure must be completed. Individuals entering the property will be notified that such a device is present and operating in the property. Such devices may include but are not limited to: devices used for smart homes; security; computers; web cams, nanny cams or other covert devices.

DISCLOSURE

The property set forth above has a device that can record, stream or otherwise document conversations of individuals that enter the property.

☑ The device is enabled and may record, stream, or transcribe any conversation inside the property.

CAUTION: Buyers/Tenants/Cooperating Brokers should be aware that any conversation conducted inside the property may be available to the party utilizing the device.

☐ The device has been deactivated and will not record, stream, or transcribe any conversation inside the property.

I have received and read this disclosure notice. I authorize and direct my agent to provide a copy of this disclosure notice to any prospective purchaser/tenant/cooperating broker acknowledging their consent prior to a showing.

Joan Merwin — dotloop verified 08/30/26 3:46 PM EDT VQ1D-CPQJ-0SI3-PNEY

SELLER/LANDLORD/PROPERTYMANAGER DATE

Willard Merwin — dotloop verified 08/30/26 3:53 PM EDT NMXD-3MSB-OA4R-HLIQ

SELLER/LANDLORD/PROPERTY MANAGER DATE

OPTION:

By signing below, purchaser/tenant/cooperating broker understands, acknowledges and consents that, if indicated above, the seller/landlord/property manager may have access to the audio portion of any conversation conducted inside the property.

PURCHASER/TENANT/COOPERATING BROKER DATE

PURCHASER/TENANT/COOPERATING BROKER DATE

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NEW YORK STATE
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: Willard Merwin and Joan Merwin

Property Address: 225 Evergreen Rd, Indian Lake, NY

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? .... 47 years

2. How long have you occupied the property? .... 46 years

3. What is the age of the structure or structures? .... 48 Main 33 Addition 19 garage
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

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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

deeded access end of driveway
LSFA HOA common road and beach

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

Lake Snow Forest Association (LSFA) HOA

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

Occasional mice

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? .... 22 house 19 garage
- 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

not recently

36. What is the type of sewage system? *(Check all that apply)* .... ☐ Public sewer ☐ Private sewer ☑ Septic ☐ Cesspool

- If septic or cesspool, age? .... 6 years
- Date last pumped? ....
- Frequency of pumping? .... as needed
- 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? ....
- 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

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Property Condition Disclosure Statement

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

	Yes	No	Unkn	NA
40. Plumbing system?	☐	☑	☐	☐
41. Security system?	☐	☐	☐	☑
42. Carbon monoxide detector?	☐	☑	☐	☐
43. Smoke detector?	☐	☑	☐	☐
44. Fire sprinkler system?	☐	☐	☐	☑
45. Sump pump?	☐	☐	☐	☑
46. Foundation/slab?	☐	☑	☐	☐
47. Interior walls/ceilings?	☐	☑	☐	☐
48. Exterior walls or siding?	☐	☑	☐	☐
49. Floors?	☐	☑	☐	☐
50. Chimney/fireplace or stove?	☐	☑	☐	☐
51. Patio/deck?	☐	☑	☐	☐
52. Driveway?	☐	☑	☐	☐
53. Air conditioner?	☐	☐	☐	☑
54. Heating system?	☐	☑	☐	☐
55. Hot water heater?	☐	☑	☐	☐

56. The property is located in the following school district Indian Lake Central

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.

Living room ceiling fan not working
Mud room outside door handle lost keys
Laundry room washer water level set on large, dial broken
Washer, dryer and laundry room water heater can trip garage circuit breaker if all three are running - we switch off water heater when using dryer

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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 Joan Merwin — dotloop verified 08/31/26 11:18 AM EDT CYIV-T3UK-L8UI-VMQC *Date* 08/30/2026

Seller's Signature

X Willard Merwin — dotloop verified 08/31/26 11:16 AM EDT MKAV-IACX-GAZQ-MFYT *Date* 08/30/2026

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* ____________________

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Carbon Monoxide and Smoke Detectors/Alarms Disclosure

1. Regulations require that a functioning carbon monoxide and smoke detector must be installed in every one- and two-family house, co-op or condo constructed or offered for sale.
2. At least one carbon monoxide alarm and smoke detector must be present in each dwelling unit.
3. A carbon monoxide detector must be located in the immediate vicinity of the bedrooms on the lowest floor. For example, if the bedrooms are all on the second floor then the detector must be placed on the second floor near the bedrooms.
4. The carbon monoxide alarms must have UL certification (this will most likely be stated on the packaging) and must be installed according to the manufacturer's instructions.
5. The carbon monoxide alarms may be hardwired to the dwelling, plugged into an outlet or battery operated.
6. If the carbon monoxide detector is part of a fire/burglar/carbon monoxide system or the alarms are monitored by a service, a distinctive alarm must be used to differentiate between the carbon monoxide alarm and the other system functions.
7. The carbon monoxide alarm must be maintained according to the manufacturer's instructions.
8. The alarms shall not be removed except for replacement, service or repair of the alarm.
9. Combination smoke/carbon monoxide detectors are allowed under new regulations if they meet the same criteria above.
10. The regulations DO APPLY for properties "For Sale By Owners".

Purchaser Date	Joan Merwin (dotloop verified 08/30/26 3:49 PM EDT JFZM-UUSC-XOCL-AMC8) Seller Date
Purchaser Date	Willard Merwin (dotloop verified 08/30/26 3:57 PM EDT JMBT-A6OP-OSRP-KSKJ) Seller Date
Purchasers Agent	Amanda Gadway (dotloop verified 08/26/26 5:04 PM EDT DBEV-VWBQ-9BQG-5A8W) Sellers Agent