

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:			
Property Address:			
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. In the event a seller fails to perform the duty prescribed in this article to deliver a Disclosure Statement prior to the signing by			

of the residential real property.

"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.

the buyer of a binding contract of sale, the buyer shall receive upon the transfer of title a credit of \$500 against the agreed upon purchase price

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.

property. The following are representations made by the seller and are not the representations of the seller's agent.					
G	ENERAL INFORMATION				
1.	How long have you owned the property?				
2.	How long have you occupied the property?				
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?	I Yes	I 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	■Ves	FINO	Unkn	ΠNΔ
		<u></u>		_ Official	

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>		□No	ŪUnkn	
			Onnar	□ NA
are there any electric or gas utility surcharges for line extensions, special assessments or home with the property? If yes, describe below		□No	ŪUnkn	□ NA
are there certificates of occupancy related to the property? If no, explain below	TYes	s 🗖 No	□Unkn	□ NA
ed, leaked or otherwise been released on the property or from the property onto any other property onto any other property on to any other property in the property of the property of the property of the property described by a second property of the property and the property and the property of the pr	perty. Petroleustances are production of the pro	m produced by products or complied or rand wood ucts, batte	ts may inclu other materi stored. The od preservat eries, cleani	de, but al that ese ives, ng
e to Buyer: If contamination of this property from petroleum products and/or hazardous or toxic substance sider soil and groundwater testing of this property.	es is a concer	n to you, y	ou are urge	d to
Is any or all of the property located in a designated floodplain? If yes, explain below	□Yes	□No	Unkn	□NA
Is any or all of the property located in a designated wetland? If yes, explain below	🗖 Yes	s □ No	ŪUnkn	□ NA
Is the property located in an agricultural district? If yes, explain below	□ Yes	s 🗖 No	ŪUnkn	□ NA
Was the property ever the site of a landfill? If yes, explain below	🗖 Yes	i □No	ŪUnkn	□NA
	,		⊡Unkn ⊡Unkn	□ NA □ NA
	_		Unkn	□ NA
	//RONMENTAL 2 to Seller: In this section, you will be asked questions regarding petroleum products and hazardous or tad, leaked or otherwise been released on the property or from the property onto any other proport limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic subside pose short or long-term danger to personal health or the environment if they are not properly ide, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, and wood, construction materials such as asphalt and roofing materials, antifreeze and other a ents including septic tank cleaners, household cleaners, pool chemicals and products containing to the supers. If contamination of this property from petroleum products and/or hazardous or toxic substance ider soil and groundwater testing of this property. Is any or all of the property located in a designated floodplain? If yes, explain below	//RONMENTAL 10 Seller: In this section, you will be asked questions regarding petroleum products and hazardous or toxic substance ed, leaked or otherwise been released on the property or from the property onto any other property. Petroleu of leaked or otherwise been released on the property or from the property onto any other property. Petroleu of pose short or long-term danger to personal health or the environment if they are not properly disposed of, a role, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remote dwood, construction materials such as asphalt and roofing materials, antifereze and other automotive prodents including septic tank cleaners, household cleaners, pool chemicals and products containing mercury and a to Buyer: If contamination of this property from petroleum products and/or hazardous or toxic substances is a concernider soil and groundwater testing of this property. Is any or all of the property located in a designated floodplain? If yes, explain below	//RONMENTAL to Saller: In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you ad, leaked or otherwise been released on the property or from the property onto any other property. Petroleum product or to limited to, gasoline, diseased are products or d pose short or long-term danger to personal health or the environment if they are not property disposed of, applied or de, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinaver, vanish remover and woo dewood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batte ents including septic tank cleaners, household cleaners, pool chemicals and products containing mercury and lead and so to Buyer: If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, y sider soil and groundwater testing of this property. Is any or all of the property located in a designated floodplain? If yes, explain below	//RONMENTAL to Seller: In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to ha sd, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may including the property of passine, diseased flush, home heating fuel, and lubricants. Hazardous or toxic substances products or other material pose short or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. The but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, vanish revover and wood preservated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, clean into including septic tank cleaners, household cleaners, pool chemicals and products containing mercury and lead and indoor moles to Buyer: If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urge idder soil and groundwater testing of this property. Is any or all of the property located in a designated floodplain? If yes, explain below



operty Condition Disclosure Statement				
Is lead plumbing present? If yes, state location or locations below	🗖Yes	ŪNo	□Unkn	□ NA
Has a radon test been done? If yes, attach a copy of the report	TYes	ŪNo	□Unkn	□ NA
methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on		□No	Unkn	□ NA
lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic	. □Yes	ŪNo	Unkn	□ NA
	OYes	ONo	OUnkn	
	. 🗖 Yes	□No	□Unkn	□ NA
Is there any fire or smoke damage to the structure or structures? If yes, explain below	□Yes	□No	⊡Unkn	□ NA
Is there any termite, insect, rodent or pest infestation or damage? If yes, explain below	[]Yes	□No	□Unkn	□ NA
Has the property been tested for termite, insect, rodent or pest infestation or damage?	🗖Yes	□No	⊡Unkn	□ NA
Any known material defects? How old is the roof?				
	It seed plumbing present? If yes, state location or locations below	Is lead plumbing present? If yes, state location or locations below	Is lead plumbing present? If yes, state location or locations below	Is lead plumbing present? If yes, state location or locations below



25. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? □Yes □No □Unkn □ NA **MECHANICAL SYSTEMS AND SERVICES** 26. What is the water source? (Check all that apply) ☐ well, ☐ private, ☐ Municipal Other: If municipal, is it metered? □Yes □No □Unkn □ NA □Unkn □ NA 27. Has the water quality and/or flow rate been tested? □Yes □No □ public sewer, □ private sewer, 28. What is the type of sewage system? (Check all that apply) septic, cesspool If septic or cesspool, age? Frequency of pumping? □IYes □INo □IUnkn □ NA 29. Who is your electric service provider? Does it have circuit breakers or fuses? Private or public poles? □Yes □No □Unkn □ NA 30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion ☐Yes ☐No ☐Unkn ☐ NA of the property? If yes, state locations and explain below □Unkn □ NA

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	there any known material defects in any of the following? If yes, explain below. Use additional ets if necessary				
32.	Plumbing system?	□Yes	□JNo	□JUnkn	□NA
33.	Security system?	□IYes	□JNo	□Unkn	□ NA
34.	Carbon monoxide detector?	⊡Yes	□JNo	ŪUnkn	□ NA
35.	Smoke detector?	□Yes	□No	ŪUnkn	□ NA
36.	Fire sprinkler system?	□Yes	□No	□Unkn	□NA
37.	Sump pump?	□Yes	□INo	□Unkn	□NA
38.	Foundation/slab?	☐lYes	I INo	ŪJUnkn	□ NA
39.	Interior walls/ceilings?	□Yes	□No	□Unkn	□ NA
40.	Exterior walls or siding?	□Yes	□JNo	□Unkn	□ NA
41.	Floors?	□Yes	□JNo	ŪUnkn	□ NA
42.	Chimney/fireplace or stove?	□Yes	■JNo	Unkn	□ NA
43.	Patio/deck?	□Yes	□INo	ŪUnkn	□NA
44.	Driveway?	□Yes	□No	□Unkn	□NA
45.	Air conditioner?	□Yes	□No	□Unkn	□NA
46.	Heating system?	□Yes	■JNo	Unkn	□ NA
47.	Hot water heater?	□Yes	□INo	□Unkn	□NA
48.	The property is located in the following school district				
Not	Buyer is encouraged to check public records concerning the property (e.g. tax records and wetlar	d and floo	dplain ma	aps).	
	seller should use this area to further explain any item above. If necessary, attach additional pages a tional pages attached.	and indicat	e here th	e number o	f

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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	Date
Seller's Signature	
X	Date
BUYER'S ACKNOWLEDGMENT:	
Buyer acknowledges receipt of a copy of this statement and buyer understands that the concerning the property known to the seller. It is not a warranty of any kind by the seller of other inspections or testing of the property or inspection of the public records.	
Buyer's Signature	
x	Date
Buyer's Signature	

Date_