

# Property Condition Disclosure Statement

Name of seller or sellers: Gloria Coffin

Property address: 5475 Lee Valley Rd, Rome Nc 13440

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy 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 THE BUYER OF A BINDING CONTRACT OF SALE, THE BUYER SHALL RECEIVE UPON THE TRANSFER OF TITLE A CREDIT OF FIVE HUNDRED DOLLARS AGAINST THE AGREED UPON PURCHASE PRICE 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.

### Instructions 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 authorizes 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:

How long have you owned the property? 17 yrs

How long have you occupied the property? 17 yrs

1. What is the age of the structure or structures? 17 yrs

**Note to buyer-** If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.

2. 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  UNKN NA

3. Does anybody else claim to own any part of your property? Yes  UNKN NA (if yes, explain below)

4. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? Yes  UNKN NA (if yes, explain below)

22. What is the type of roof/roof covering (slate, asphalt, other.)? asphalt  
Any known material defects? no  
How old is the roof? 17 yrs  
Is there a transferable warranty on the roof in effect now? Yes  No  UNKN NA (if yes, explain below)

23. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions. Yes  No  UNKN NA (if yes, explain below)

**Mechanical Systems & Services:**

24. What is the water source (circle all that apply -  well, private, municipal, other)? If municipal, is it metered? Yes  No  UNKN NA

25. Has the water quality and/or flow rate been tested? Yes  No  UNKN NA (if yes, describe below)

26. What is the type of sewage system (circle all that apply - public sewer, private sewer,  septic or cesspool)?  
If septic or cesspool, age? 17 yrs  
Date last pumped? 5 yrs  
Frequency of pumping? 7 yrs  
Any known material defects? Yes  No  UNKN NA (if yes, explain below)

27. Who is your electric service provider? national grid  
What is the amperage? 100  
Does it have circuit breakers or fuses? NA  
Private or public poles? NA  
Any known material defects? Yes  No  UNKN NA (if yes, explain below)

28. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? Yes  No  UNKN NA (if yes, state locations and explain below)

29. Does the basement have seepage that results in standing water? Yes  No  UNKN NA (if yes, explain below)

Are there any known material defects in any of the following (if yes, explain below. Use additional sheets if necessary):

- 30. Plumbing system? Yes  No  UNKN NA
- 31. Security system? Yes  No  UNKN NA
- 32. Carbon monoxide detector? Yes  No  UNKN NA
- 33. Smoke detector? Yes  No  UNKN NA
- 34. Fire sprinkler system? Yes  No  UNKN NA
- 35. Sump pump? Yes  No  UNKN NA
- 36. Foundation/slab? Yes  No  UNKN NA
- 37. Interior walls/ceilings? Yes  No  UNKN NA
- 38. Exterior walls or siding? Yes  No  UNKN NA
- 39. Floors? Yes  No  UNKN NA
- 40. Chimney/fireplace or stove? Yes  No  UNKN NA
- 41. Patio/deck? Yes  No  UNKN NA
- 42. Driveway? Yes  No  UNKN NA
- 43. Air conditioner? Yes  No  UNKN NA
- 44. Heating system? Yes  No  UNKN NA
- 45. Hot water heater? Yes  No  UNKN NA
- 46. The property is located in the following school district Rome UNKN

ADDITIONAL PROPERTY INFORMATION

Property Address: 5175 Lee Valley Rd Rome Ny 13440

Water Heater:  Gas  Electric  Propane  Oil  
Age:  Gallons: 30 How many: 1

Cooking Stove:  Gas  Electric  Propane

Type of heating system: Forced air Age: 17

Date last serviced: 3 yrs Fuel Provider: \_\_\_\_\_

Air Conditioner: Yes or  No Age: \_\_\_\_\_

Average Monthly Utilities:

Electric: 140.00 Gas: \_\_\_\_\_

Oil: \_\_\_\_\_ Propane: 45.00 every 3 mos

Wood used: yes Pellets used: \_\_\_\_\_

Attic:  None  Full \_\_\_\_\_ Crawl

Radon Tested: Yes or  No Date: \_\_\_\_\_ Radon Level: \_\_\_\_\_

Mitigation sytem installed: Yes or  No

Road maintained by:  Town \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Village \_\_\_\_\_ City \_\_\_\_\_ Private

Fireplace: Last used: current Last cleaned: summer 2008  
 Wood \_\_\_\_\_ Gas \_\_\_\_\_ Propane

Septic Location: end of house

Well Location: front next to road

Is well above ground \_\_\_\_\_ underground  encased \_\_\_\_\_ not encased \_\_\_\_\_

Mobile Homes: Exterior \_\_\_\_\_ Aluminum  Vinyl \_\_\_\_\_ Other

Tie Downs: Yes or  No

Depth of foundation below frost line: \_\_\_\_\_  Slab \_\_\_\_\_ Gravel \_\_\_\_\_ Block

Lot Rent: \$ no Includes: \_\_\_\_\_

Multi-Family Flooring: no

Seller: Sharon Coppola Date: 1/25/09

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

I have read this Additional Property Information and have received a copy of it. I acknowledge that this statement is not a representation or warranty of any kind by Seller or any agent of the Seller and is not a substitute for a home inspection or other tests that are available to me to assess the physical condition of the property.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_



FAITH PROPERTIES

2306 GENESEE STREET  
UTICA, NY 13502  
BUS. (315) 735-2222  
www.CentralNewYork.com

## 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 bedroom.
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 function.
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 the new regulations if they meet the same criteria above.
10. The regulations DO APPLY for properties "For Sale By Owners".

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

*Maria Coffey*  
\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

1/25/09

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

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Seller

\_\_\_\_\_  
Date

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Agent

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Date

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Agent

\_\_\_\_\_  
Date