CANAAN REALTY
Allen Olmsted - Broker/Owner

NYLand.forsale
by Canaan Realty

Property Condition Disclosure Statement

Article 12-A, SECTION 464 of New York Real Property Law

Name of Seller or Sellers: Arthur & Janice Ferry

Property address: 634 Cream of the Valley Road Gouverneur NY 13642

General Instructions:

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

1. How long have you owned the property? ..... 47 yrs.
2. How long have you occupied the property? ..... 47 yrs.
3. What is the age of the structure or structures? ..... early 1900's
   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 land owners or a homeowners association, such as walls, fences or driveways?(if yes describe below) ..... ☐ Yes ☐ No ☐ UNKN ☐ NA
   do know if we own or have right of way - stated in deed
8. Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? (if yes, explain below) ..... ☐ Yes ☒ No ☐ UNKN ☐ NA
9. Are there certificates of occupancy related to the property? (if no, explain below) ..... ☐ Yes ☐ No ☒ UNKN ☐ NA

This form was prepared by Allen T. Olmsted using the INSTANET FORMS internet contract management service. InstanetFORMS

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 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 and pool chemicals and products containing mercury and lead.

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 designated floodplain? (if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

11. Is any or all of the property located in a designated wetland? (if yes, explain below) ..... ☐ Yes ☐ No ☑ UNKN ☐ NA

12. Is the property located in an agricultural district? (if yes, explain below) ..... ☑ Yes ☐ No ☐ UNKN ☐ NA

13. Was the property ever the site of a landfill? (if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

14. 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) across driveway gas + diesel farm use
    Are they leaking or have they ever leaked? (if yes, explain below) ..... ☐ Yes ☐ No ☐ UNKN ☐ NA

15. Is there asbestos in the structure? (if yes, state location or locations below) ..... ☐ Yes ☐ No ☑ UNKN ☐ NA
    Location(s) _____

16. Is lead plumbing present? (if yes, state location or locations below) ..... ☐ Yes ☐ No ☑ UNKN ☐ NA
    Location(s) _____

17. Has a radon test been done? (if yes, attach a copy of the report) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

18. 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

19. 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, please attach report(s)] ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

STRUCTURAL

20. Is there any rot or water damage to the structure or structures? (if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

21. Is there any fire or smoke damage to the structure or structures? (if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

22. Is there any termite, insect, rodent or pest infestation or damage?(if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

23. Has the property been tested for termite, insect, rodent or pest infestation or damage? [if yes, please attach report(s)] ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

24. What is the type of roof/roof covering (slate, asphalt, other)? ..... metal
    Any known material defects? ..... no
    How old is the roof? ..... not sure - maybe 2009-2010
    Is there a transferable warrantee on the roof in effect now? (if yes, explain below) ..... ☐ Yes ☑ No ☑ UNKN ☐ NA

25. 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

This form was prepared by Allen T. Olmsted using the INSTANET FORMS internet contract management service.

InstanetFORMS

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

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

28. What is the type of sewage system? (Check all that apply) ☐ Public Sewer ☐ Private Sewer

☑ Septic ☐ Cesspool

If septic or cesspool, age? unknown

Date last pumped? within last month

Frequency of pumping? 2nd time in 47 yrs.

Any known material defects? (if yes, explain below) ☐ Yes ☑ No ☐ UNKN ☐ NA

29. Who is your electric service provider? National Grid

What is the amperage? 100 amp.

Does it have circuit breakers or fuses? breakers

Private or public poles? Public

Any known material defects? (if yes, explain below) ☐ Yes ☑ No ☐ UNKN ☐ NA

30. 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

Location(s) Not on homestead

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

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

32. Plumbing system? low water pressure - when several people use water at the same time Partly because of old plumbing ☐ Yes ☑ No ☐ UNKN ☐ NA

33. Security system? ☐ Yes ☑ No ☐ UNKN ☐ NA

34. Carbon monoxide detector? ☐ Yes ☑ No ☐ UNKN ☐ NA

35. Smoke detector? ☐ Yes ☑ No ☐ UNKN ☐ NA

36. Fire sprinkler system? ☐ Yes ☐ No ☐ UNKN ☑ NA

37. Sump pump? ☐ Yes ☑ No ☐ UNKN ☐ NA

38. Foundation/slab? ☐ Yes ☑ No ☐ UNKN ☐ NA

39. Interior walls/ceilings? ☐ Yes ☑ No ☐ UNKN ☐ NA

40. Exterior walls or siding? ☐ Yes ☑ No ☐ UNKN ☐ NA

41. Floors? ☐ Yes ☑ No ☐ UNKN ☐ NA

42. Chimney/fireplace or stove? ☐ Yes ☑ No ☐ UNKN ☐ NA

43. Patio/deck? ☐ Yes ☑ No ☐ UNKN ☐ NA

44. Driveway? ☐ Yes ☑ No ☐ UNKN ☐ NA

This form was prepared by Allen T. Olmsted using the INSTANET FORMS internet contract management service.

InstanetFORMS

Continued ...

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

45. Air conditioner? ..... ☐ Yes ☐ No ☐ UNKN ☑ NA

46. Heating system? ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

47. Hot water heater? ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

48. The property is located in the following school district Jamestown Central ☐ UNKN

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and flood plain maps)

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.

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 Arthur J. Ferry Date 6/27/22

Seller Janice N. Ferry Date 6/27/22

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 _____ Date _____

Buyer _____ Date _____

This form was prepared by Allen T. Olmsted using the INSTANET FORMS internet contract management service.

InstanetFORMS