

Property Condition Disclosure Statement

Name of seller or sellers: Alexander & Rhonda Reid
Property address: 113 Emann Dr

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:

- Answer all questions based upon your actual knowledge.
- Attach additional pages with your signature if additional space is required.
- Complete this form yourself.
- 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? 3 yrs 11 mo 16 d
- How long have you occupied the property? 3 yrs 11 months
- 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.
- 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
- Does anybody else claim to own any part of your property? Yes No UNKN NA (if yes, explain below)

- 6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property?
Yes No UNKN NA (if yes, explain below)
- 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? Yes No UNKN NA (if yes describe below)
- 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? Yes No UNKN NA (if yes, explain below)
- 9. Are there certificates of occupancy related to the property? Yes No UNKN NA (if no, explain below)

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? Yes No UNKN NA (if yes, explain below)
- 11. Is any or all of the property located in a designated wetland? Yes No UNKN NA (if yes, explain below)
- 12. Is the property located in an agricultural district? Yes No UNKN NA (if yes, explain below)
- 13. Was the property ever the site of a landfill? Yes No UNKN NA (if yes, explain below)
- 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) _____
Are they leaking or have they ever leaked? Yes No UNKN NA (if yes, explain below)
- 15. Is there asbestos in the structure? Yes No UNKN NA (if yes, state location or locations below)
- 16. Is lead plumbing present? Yes No UNKN NA (if yes, state location or locations below)
- 17. Has a radon test been done? Yes No UNKN NA (if yes, attach a copy of the report)
- 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? Yes No UNKN NA (if yes, describe below)
- 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?
Yes No UNKN NA (if yes, attach report(s))

Structural

- 20. Is there any rot or water damage to the structure or structures? Yes No UNKN NA (if yes, explain below)
- 21. Is there any fire or smoke damage to the structure or structures? Yes No UNKN NA (if yes, explain below)
- 22. Is there any termites, insect, rodent or pest infestation or damage? Yes No UNKN NA (if yes, explain below)

- 23. Has the property been tested for termite, insect, rodent or pest infestation or damage?
Yes No UNKN NA (if yes, please attach report(s))
- 24. What is the type of roof/roof covering (slate, asphalt, other.)? _____
Any known material defects? _____
How old is the roof? _____
Is there a transferable warranty on the roof in effect now? Yes No UNKN NA (if yes, explain 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 (if yes, explain below)

Mechanical Systems & Services

- 26. What is the water source (circle 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? Yes No UNKN NA (if yes, describe below)
- 28. What is the type of sewage system (circle all that apply - public sewer, private sewer, septic or cesspool)?
If septic or cesspool, age? _____
Date last pumped? _____
Frequency of pumping? _____
Any known material defects? Yes No UNKN NA (if yes, explain below)
- 29. 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? _____
Any known material defects? Yes No UNKN NA (if yes, explain below)
- 30. 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)
- 31. 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):

- 32. Plumbing system? 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
- 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 West Genesee 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 [Signature] date 9/28/09

Seller Rhonda K. Reid date 9/28/09

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 _____

PROPERTY INFORMATION:

Regarding property at: 113 Eman Dr.

The following information is provided to the best of the Seller's knowledge.

Is the property or structure on a local, state or national historical register or listed on an eligibility list: Yes No

Property Tax Exemption: Yes No Basic Star Veterans Other

HOA/Condo Fee: Y/N Amount: \$ _____ Due: Monthly Qtrly Semi-Annual Yearly Other

Special Assessments or Other Fees: Y/N Amount: \$ _____ Due: Monthly Qtrly Semi-Annual Yearly Other

Explain: _____

Age of Hot Water Heater: _____ Capacity of Gallons: _____

Age of Furnace or Boiler: _____ Age of Air Conditioning Unit: _____

Annual Bill for Fuel/Oil or Propane: _____

Average Monthly Utilities: Gas _____ Electric _____ Total: _____

Major Improvements within the last five (5) years:

*See inspection report June 2009
See an attached list of improvements*

- I agree to furnish a copy of:
- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. My deed and existing survey, if available, upon acceptance of contract for the buyer's use. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Restrictive covenants or deed restrictions of record, if applicable. | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Condominium Bylaws, Rules, etc., if applicable. | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Homeowner's Association Bylaws, Rules, etc., if applicable. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Utility bills upon request. | <input type="checkbox"/> | <input type="checkbox"/> |

WE MAKE NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED AS TO THE CONDITION OF THE PROPERTY. POTENTIAL BUYERS ARE URGED TO CAREFULLY INSPECT THE PROPERTY AND/OR ORDER A HOME INSPECTION AND/OR OTHER DESIRED TESTS AT BUYER'S EXPENSE WHICH MAY ADDRESS CONDITIONS OR CIRCUMSTANCES OF LOCAL AND NATIONAL CONCERN SUCH AS, BUT NOT LIMITED TO, (1) FORMALDEHYDE-EMITTING SUBSTANCES, INCLUDING UREA FORMALDEHYDE FORM INSULATION (2) RADON GAS (3) ALUMINUM WIRING (4) HAZARDOUS OR TOXIC SUBSTANCES (5) ASBESTOS-CONTAINING MATERIALS (6) LEADED PAINT (7) PRESENCE OF PESTICIDE RESIDUE (8) TOXIC MOLD.

Seller *Alan Kim* Date *9/28/09*

Seller *Phyllis K. Kim* Date *9/28/09*

I have read this Property Information Form 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 12/20/06

List of Improvements: 113 Emann

April 2009:

Master bath and Main upstairs bath remodeled

Kitchen: new stainless appliances (fridge is brand new; other appliances 1-2 yrs old);
new countertops, garbage disposal, sink, and faucet; new lighting.

Basement bonus room: Newly carpeted

New floor, counter and sink in 1/2 bath

New carpet on stairs

New light fixtures throughout

Deck cleaned and freshly stained

Earlier improvements

New slider and storm door (2008)

Hardwood floors in family room (2006)

New dryer (2006)

Playground in back yard (2005)



ABSOLUTE HOME INSPECTION, INC.

3269 West Seneca Turnpike
Syracuse, New York 13215

NYDOH ELAP ID # 11858

Test Number

RT0823051430To

Prepared for:

Alex & Rhonda Reid

Radon Test Report

EPA 402-R-92-004 Test method is used for this test.
Equipment used are Honeywell Continuous radon monitors, model 1027

CRM Serial Number:
1621066

LOCATION: 113 Emann Dr
Camillus
NY 13031

Date: 8/25/2005

Technician Tom Sherman

The Overall Avg. = **6.7** EPA Protocol Avg. = **6.8**

The radon level in this structure is currently 4.0 pCi/L or above and corrective action is recommended.

CRM Calibration Date

4/19/2005

Explanation of results

The radon gas measurement was completed and there is no evidence that the CRM was tampered with in any way. Therefore, the average values contained in this report reflect the radon gas concentration at this time. This test should not be considered as either predictive or supportive of a similar measurement conducted at another time in the same structure.

This is the report of a radon gas screening measurement. The measurement was performed using a continuous radon monitor(CRM), and was performed in conformance with test protocols established by the US Environmental Protection Agency in the document entitled "Protocols for Radon and Radon Decay Product Measurements in Homes".

The report in the adjacent column is a copy of the actual report that was obtained from the CRM upon completion of the measurement period.

During the measurement period radon gas measurements were recorded once an hour. The measurement results is in picocuries per liter of air (pCi/L).

Lab Director :

Test Date **8/23/2005** Start Time **2:30 PM** Pickup Date **8/25/2005** Pickup Time **5:30 PM**

The Measurement period was **51** hours. Location: **In the Basement.**

Monitor Print Out

Explanation of Report Data:

Tabular Data: This portion of the report provides a numerical listing of the radon gas measurements that were made throughout the measurement period.

Average: This portion of the report gives the average radon gas concentrations measured during the entire measurement period. This average is computed in two ways. The "Overall Average" is the simple average of all of the values listed in Tabular Data. The "EPA Average" is the simple average of all of the values listed in Tabular Data, except those values recorded during the first four hours of the measurement period. The "EPA Average" is computed in a manner consistent with the protocols cited above.

Your radon test was conducted by a New York State approved laboratory following the guidelines for radon testing as set forth by the Environmental Protection Agency.
NYSDOH ELAP #: 11858

Other Information: In the printout, the letter "P" "T" may appear next to a given value. The "P" indicates that, during this measurement interval, the power was disconnected from the CRM. The "T" indicates that, during this measurement interval, the CRM was disturbed or moved.

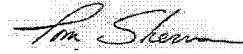
WHAT IS RADON?

Radon is a naturally occurring gas that is generated from the indirect breakdown of Uranium over thousands of years. It is a Class A carcinogen, and ranks behind cigarette smoking as the second leading cause of lung cancer. It is estimated that somewhere in the neighborhood of 20,000 people die every year from radon-induced lung cancer.

The EPA recommends that all houses be tested for elevated radon levels, and stresses that even houses in the same neighborhood can have wide variations in radon levels.

Start Date : 8/23/2005
Start Time : 2:30:00 AM
End Date : 8/25/2005
End Time : 5:30:00 PM
Serial # : 1621066 Cal.
09/24/04
Location : Basement

Signature:



Time Interval 1 Hr

T	4.0	9.5	4.7
	3.2	6.5	4.7
	5.1	4.0	4.7
	6.1	5.1	6.1

	6.9	7.3	7.6
	6.9	6.5	4.7
	9.8	8.0	6.9
	7.6	8.0	8.3

	7.6	6.9	9.5
	6.9	7.3	2.1
	5.5	7.6	8.3
	4.0	5.5	7.3

	6.9	9.5	10.6
	9.8	5.1	6.9
	9.5	7.6	4.3
	6.1	8.3	6.1

	5.8	5.8
--	-----	-----

Overall Avg.= 6.7

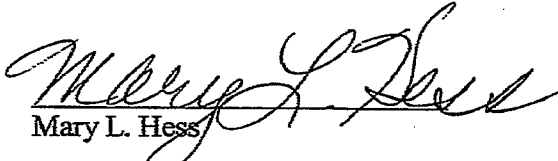
EPA Protocol Avg.= 6.8

AFFIDAVIT

STATE OF NEW YORK)
COUNTY OF ONONDAGA) SS.:


Mary L. Hess, being duly sworn, deposes and says:

1. I am the owner of property known as 113 Emann Drive, Camillus, NY 13031 and I am the seller of such property to Alexander and Rhonda Reid.
2. I have been referred to the survey of such property of David Love PLS, dated September 23, 2005, a copy of which is attached hereto.
3. I purchased this property together with my late husband Bernard Hess in 1976. That we have made no alterations or additions to the exterior walls and/or to the garage of the house except for new siding to the house since the time that we purchased this property. We did have a deck added to the rear of the premises.
4. I make this affidavit knowing that it will be relied upon by Alexander and Rhonda Reid, and Commonfund Mortgage Corp.


Mary L. Hess

STATE OF NEW YORK)
COUNTY OF ONONDAGA) ss.:

On the 3rd day of October in the year 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary L. Hess, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their capacities, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

WILLIAM J. MYERS
Notary Public in the State of New York
Qualified in Onondaga Co. No. 02MY4962208
My Commission Expires February 12, 2006

At a meeting of the Zoning Board of Appeals of the Town of Camillus, dated October 3, 1967, a public hearing was held as advertised in the following legal notice:

#102 2. Application by Camperlino and Fatti Builders, Incorporated, 7145 Seventh North Road, Liverpool, New York, to reduce the front yard setback from 35 feet to 25 feet on Lots 107 through 117 on the Sunset Terrace Tract, Section A, according to a map thereof filed in the Onondaga County Clerk's Office as Map #4804.

A discussion was held stating that a variance on all of the lots from 107 to 117 was needed. The hearing was closed and the variance was granted.

I, Marilyn J. Smith, Town Clerk of the Town of Camillus, DO CERTIFY that I have compared the attached copy of the information with the original information on file in the office of the Town Clerk and that the same is a true and correct transcript of said original information and of the whole thereof as duly adopted by said Zoning Board of Appeals at a meeting duly called and held at Camillus, New York on October 3, 1967, by the required necessary vote of the members to approve the resolution.

WITNESS my hand and the official seal of the Town of Camillus, New York, the 27th day of September, 2005.



Marilyn J. Smith
Marilyn J. Smith, Town Clerk

CONTINGENCY ADDENDUM AND DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR TARGET HOUSING SALES

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address:

Street Address: 113 Emma Dr.
 City: Camillus State: NY Zip: 13031

Seller's Disclosure

INITIAL HERE
AR/EC

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

INITIAL HERE
AR/EC

(b) Records and reports available to the purchaser (Check (i) or (ii) below):
 (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 (ii) Seller has no reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser Acknowledgment (Initial)

(c) _____ Purchaser has received copies of all information listed above.
 (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*
 (e) _____ Purchaser has [check (i) or (ii) below]:

(i) If this line is checked and by signatures of purchasers and sellers below, purchasers will receive a 10 day opportunity, beginning at 12:01 a.m. on the date of the execution of the purchase and sale agreement by all parties, to conduct a risk assessment or inspection, at purchasers expense, for the presence of lead-based paint and/or lead-based paint hazards. If lead based paint hazards are found by a qualified inspector and written notice to terminate the contract is not given by the purchasers to the sellers by 11:59 p.m. of the 10th day of the inspection period, then this contract is binding and enforceable.
 (ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(e) fn Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____	Date _____	<u>X</u> <u>John R. Re</u> _____	<u>9/28</u>
		Seller	Date
Buyer _____	Date _____	<u>X</u> <u>Rachel K. Lind</u> _____	<u>9/27/04</u>
		Seller	Date
Agent _____	Date _____	<u>Rebecca Huang</u> _____	_____
		Agent	Date

This form has been prepared for the sole use of the Greater Syracuse Board of REALTORS and its members. The Greater Syracuse Board, its members and employees, assume no responsibility if this form fails to protect the interests of any party. Each party should secure its own legal, financial or other advice.

ADDITIONAL LISTING INFORMATION
FOR PROPERTY LOCATED AT:

As owner of the property referenced above, I give permission for videos to be taken of the exterior and interior of my property. I also give permission for these images to be used for marketing purposes on the internet.

I also state that there is ___ or will be at time of closing ___ a working carbon monoxide detector located within my property.

To the best of my knowledge children residing at my property attend the following schools:

District: _____

Elementary: East Hill

Middle: Camillus

High School: W. Coenesee



Signed