

Property Condition Disclosure Statement

Name of seller or sellers: Thomas + Terri (Terzini) Minichillo

Property address: 132 Fellows Avenue

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? 18 month
- How long have you occupied the property? 18 months
- What is the age of the structure or structures? 75 yrs.

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 UNKN NA (if yes, explain below)
- 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)
- 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)
- 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)
- 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.

Property. 132 Fellows Ave

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 termite, 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.)? asphalt
Any known material defects? No
How old is the roof? UNKN - No Leaks
Is there a transferable warrantee 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? No
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 - (Will fax to Pam)
What is the amperage? Don't know 100AMP 220V
Does it have circuit breakers or fuses? Circuit Breakers
Private or public poles? Public
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)

Property. 132 Fellows Ave

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

Syr City School District

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.

Hot Water Tank - 40 gallons

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 *Terri Terzini-Minichillo* date *July 18, 2008*

Seller *Thomas Minichillo* date *July 18, 2008*

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: 132 Fellows Ave, Syracuse NY 13210

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: \$ None Due: Monthly Qtrly Semi-Annual Yearly Other

Special Assessments or Other Fees: Y/N Amount: \$ None Due: Monthly Qtrly Semi-Annual Yearly Other

Explain: _____

Age of Hot Water Heater: 40 gallon unknown Capacity of Gallons: 40

Age of Furnace or Boiler: 8 month Age of Air Conditioning Unit: 8 months

Annual Bill for Fuel/Oil or Propane: _____ Natl Grid will fax

Average Monthly Utilities: Gas _____ Electric _____ Total: _____

Major Improvements within the last five (5) years: attached

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. <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Condominium Bylaws, Rules, etc., if applicable. <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Homeowner's Association Bylaws, Rules, etc., if applicable. <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Utility bills upon request.	<input checked="" 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.

X Seller: Perrie Perzina-Minichillo Date: July 18, 2008
 Seller: Thomas Minichillo Date: July 18, 2008

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

ADDITIONAL LISTING INFORMATION

FOR PROPERTY LOCATED AT:

132 Fellows Ave, Syracuse Ny 13210

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: Syracuse City School District

Elementary: ~~Levy~~ Edsmith K-8

Middle: Levy K-8

High School: ~~Levy~~ Nottingham

X Henri Merzini-Minechillo Thom Spicilli
Signed

**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:

132 Fellows Ave
Street Address Unit

Syracuse NY 13210
City State Zip

Seller's Disclosure

(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):

inspection (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(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).

no reports (ii) Seller has no reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's 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) *PLH* 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 _____	<i>X</i> <u><i>AM</i></u> Seller	Date _____
Buyer _____	Date _____	<u><i>Peri Perzini-Mandullo</i></u> Seller	Date <u><i>07.18.08</i></u>
Agent _____	Date _____	<u><i>Pinkie Huang</i></u> Agent	Date _____

This form has been prepared for the sole use of the Central New York Information Service, Inc. and its members. The Central New York Information Service, Inc., 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, tax, financial or other advice. Rev. 01/01

MINICHILLO HOME
132 FELLOWS AVENUE

IMPROVEMENTS:

SIDE SCREENED PORCH WITH BAMBOO SHADES
WOOD STOVE INSERT IN LIVINGROOM FIREPLACE
UPDATED REFRIGERATOR, WASHER, AND DRYER

NEW ADDITIONS:

GARBAGE DISPOSAL
PORCELLIN SINK
KITCHEN SINK FIXTURE

ENERGY EFFICIENT FURNACE W/CENTRAL AIR CONDITIONING
4 CEILING FANS
TRACK LIGHTS IN BREAKFAST ROOM
FRONT ENTRY LIGHT
FRONT COACH LIGHTS
CEILING EXHAUST FAN IN MAIN BATHROOM

BEDROOM SUITE:

TILE BATHROOM INCLUDING TWO PROCELIN SINKS
W/VANITIES, GLASS ENCLOSED SHOWER, TOILET
OFFICE/DEN SPACE
BEDROOM
INSTALLED 2 ADDITIONAL HEATING/AIR CONDITIONING DUCKS
CARPET AND PARQUET FLOORS IN MASTER SUITE

HOUSE SHUTTERS AND PLANTERS ON OUTSIDE OF HOME

nationalgrid

Facsimile Transmission

From: Jessica Manning
Fax Number: 508
Voice Phone: 508

To: PAM AVERY
Company:
Fax Number: 1-866-662-9393
Voice Phone:

Fax Notes:

ACCOUNT ACTIVITY STATEMENT FOR MR AND MRS MINICHILLO

Date and time of transmission: Wednesday, July 16, 2008 2:54:26 PM
Number of pages including this cover sheet: 03

CUAR038

Account Activity Statement

Date: 07/16/08
Page: 1 of 2

*** Account Information ***

Mail To:
TERRI T MINICHILLO-TERZINI

Account Number:
48790-47288

Requested By:
TERRI T MINICHILLO-TERZINI
(315)415-1141 Extension:

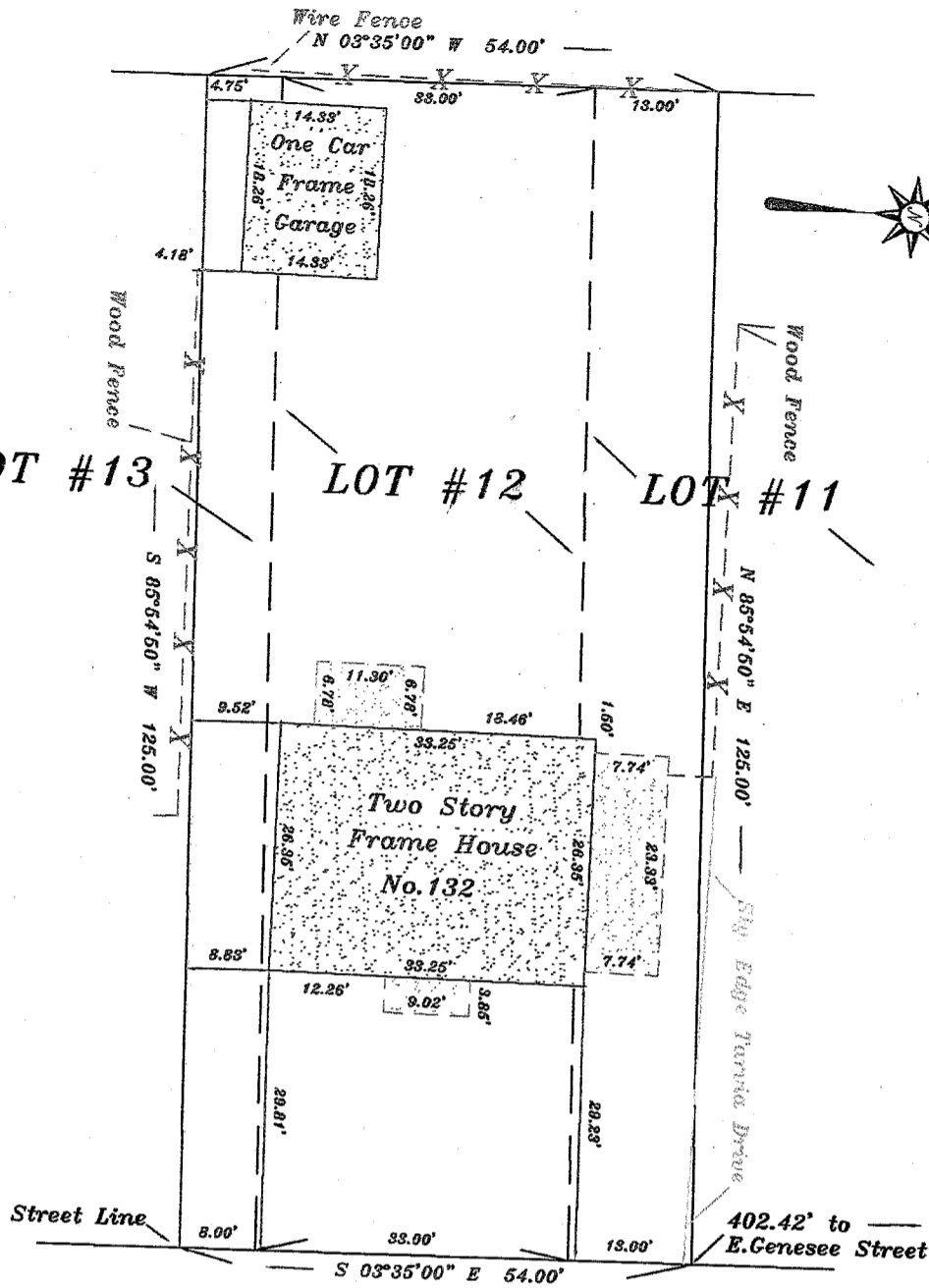
Service Address:
132 FELLOWS AVE
SYRACUSE

NY 13210


*** Current Account Status ***

Current Bill: \$119.80
Billed Prior: \$151.89
Balance Due: \$271.69
Credit Amount: \$0.00
Budget Charges: \$0.00
Actual Charges: \$0.00

DATE	CHARGE TYPE	ACTUAL CHARGE	CHARGE AMOUNT	CREDIT AMOUNT	TOTAL BILL	PREVIOUS BALANCE	DAYS USED	KWH	KW	THERMS
07-07-23	Payment		\$27.29	\$151.74						11
07-07-30	GAS SERVICE		\$77.14		\$143.43	\$432.63	30	457		10
07-07-30	ELECTRIC SERVICE									
07-07-30	Regular Bill		\$24.21							
07-08-28	GAS SERVICE		\$107.53							
07-08-28	ELECTRIC SERVICE									
07-08-28	Payment			\$143.43						
07-08-28	Regular Bill				\$170.74	\$393.63	28	686		
07-09-24	Payment			\$170.74						
07-09-26	GAS SERVICE		\$28.48							
07-09-26	ELECTRIC SERVICE		\$90.88							
07-09-26	Regular Bill		\$7.11		\$158.36	\$354.63	31	580		
07-10-24	Late Payment Charge		\$42.15							
07-10-29	ELECTRIC SERVICE		\$72.19							
07-10-29	Regular Bill				\$595.44	\$481.10	30	436		21
07-11-05	Payment			\$158.36						
07-11-28	GAS SERVICE		\$161.11							
07-11-28	ELECTRIC SERVICE		\$99.27							
07-11-28	Regular Bill				\$697.46	\$437.08	33	646		132
07-12-04	Payment			\$160.45						
07-12-28	GAS SERVICE		\$247.68							
07-12-28	ELECTRIC SERVICE		\$107.54							
07-12-28	Regular Bill				\$892.23	\$537.01	30	691		217
08-01-21	Payment			\$300.00						
08-01-29	GAS SERVICE		\$236.30							
08-01-29	ELECTRIC SERVICE		\$117.03							
08-01-29	Regular Bill				\$945.56	\$592.23	30	768		211
08-02-05	Payment			\$393.60						
08-02-26	Late Payment Charge		\$8.28							
08-02-27	GAS SERVICE		\$270.31							
08-02-27	ELECTRIC SERVICE		\$131.99							
08-02-27	Regular Bill				\$962.54	\$560.24	32	901		236
08-03-04	Payment			\$393.00						
08-03-26	Late Payment Charge		\$8.53							
08-03-27	GAS SERVICE		\$219.00							
08-03-27	ELECTRIC SERVICE		\$108.53							
08-03-27	Regular Bill				\$905.60	\$578.07	28	737		181
08-04-10	Payment			\$448.91						
08-04-24	Late Payment Charge		\$6.85							
08-04-25	GAS SERVICE		\$124.59							
08-04-25	ELECTRIC SERVICE		\$109.83							
08-04-25	Regular Bill				\$697.96	\$463.54	29	712		83
08-05-15	Payment			\$456.69						
08-05-27	GAS SERVICE		\$61.38							



FELLOWS AVENUE

	<p>R.J. LIGHTON SR. LAND SURVEYING 886 E. Brighton Ave., Syracuse, New York 13205</p>		<p>Location Survey on LOT #12 & Part of LOTS #11 & #13 *Block #16*Fairview Tract*</p>	
	<p>I hereby certify that this map was made from an actual survey and same is correct.</p>		<p>Known as No.132 Fellows Avenue, City of Syracuse, County of Onondaga, New York.</p>	
<p>R.J. Lighton Sr. NYSLLS 45373 R.J. Lighton Jr. NYSLLS 50534 J.R. Lighton NYSLLS 50606</p>		<p>Drawn by: R.J.L</p>	<p>Scale: 1" = 20'</p>	<p>Date: Dec. 27, 2006</p>
<p>Revisions:</p>				