

Improvements.

Stain on siding.

New septic tank

New kitchen faucets in both houses

New porch roof

Kitchen cabinets are maybe 6 years old.

New hot water heater

Landscape improvements on uphill side and back of house

Insulation covered on uphill and back of house

Foundation repointed

Laundry room wet floor and walls resolved – new sheetrock and floor

All 6 pane windows and trim re-grouted and painted

Front door and trim painted

New roof vents installed

Property Condition Disclosure Statement

Name of Seller or Sellers: Katherine Woodke
 Property Address: 7481 Route 20
Pompey, NY 13138

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 \$500 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? 30 years
- How long have you occupied the property? 20 years
- What is the age of the structure or structures? 177 years
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? If Yes, explain below Yes No Unkn NA

Property Condition Disclosure Statement

- 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 landowners or a homeowner's association, such as walls, fences or driveways? *If Yes, describe below* Yes No Unkn NA
- 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

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

Property Condition Disclosure Statement

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) East side of large house - propane tanks for heat to store
 • 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
16. Is lead plumbing present? If Yes, state location or locations below Yes No Unkn NA
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, 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
some dry rot in basement beams
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
Some powder post beetle damage in basement beams
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)? asphalt
 • Any known material defects?
 • How old is the roof? Some new, some 35 years old

Property Condition Disclosure Statement

• Is there a transferable warrantee on the roof in effect now? *If Yes, explain below* Yes No Unkn NA

25. Are there any know material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? *If Yes, explain below* Yes No Unkn NA
dry rot in basement beams

MECHANICAL SYSTEMS AND 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? *If Yes, describe below* Yes No Unkn NA
flow rate tested at time of digging 12 gal per min

28. What is the type of sewage system? (*Circle all that apply*) public sewer, private sewer, septic, cesspool
new 2011
 • If septic or cesspool, age? _____
 • Date last pumped? _____
 • Frequency of pumping? _____
 • Any known material defects? *If Yes, explain below* Yes No Unkn NA

29. Who is your electrical service provider? *National Grid*
 • What is the amperage? _____
 • Does it have circuit breakers or fuses? *circuit 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

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? Yes No Unkn NA
 33. Security system? Yes No Unkn NA
 34. Carbon monoxide detector? Yes No Unkn NA

Property Condition Disclosure Statement

- 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? *Some repairs needed* Yes No Unkn NA
- 40. Exterior walls or siding? *minor woodpecker damage* Yes No Unkn NA
- 41. Floors? *2nd floor repair needed* 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 Fabius Pompey Unkn

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and floodplain 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.

Property Condition Disclosure Statement

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 Rathrum Woods

Date 11/23/11

Seller's Signature

X _____

Date _____

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's Signature

X _____

Date _____

Buyer's Signature

X _____

Date _____



Each Office Independently Owned and Operated.

ADDITIONAL LISTING INFORMATION FOR PROPERTY LOCATED AT:

7481 Rt. 20 Pompey NY 13138

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: Fabius-Pompey

Elementary: _____

Middle: _____

High School: _____

Katha Woodh

Signed





New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001



Customer Service: (518) 474-4429
www.dos.state.ny.us

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and

on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to

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:

7481 Rt. 20
 Street Address _____ Unit _____
 Pompey NY 13138
 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):

KW

(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).

KW

(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) ph 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	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent	Date



ESCROW

All parties acknowledge that it may take up to seven (7) business days for the Earnest money funds to clear the bank. In the event the contract is cancelled the funds will be disbursed as soon as they are available from our HSBC Escrow account. In accordance with Section 778 of the General Business Law of the State of New York, we are required to advise you that should Keller Williams Syracuse be the escrow agent in the attached Contract to Purchase or Lease, the down payment will be deposited in the escrow agent's bank account maintained at HSBC during the term of the escrow.

FRANCHISE DISCLOSURE ADDENDUM

Broker and owner Natri Real Estate LLC is an independent franchise of the Keller Williams Realty System. Each office is independently owned and operated.

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

This is to notify you that Keller Williams Syracuse has an affiliation with Homestead Financial Services, Inc. who provides us with financial benefits.

EQUAL OPPORTUNITY POLICY STATEMENT

Natri Real Estate LLC dba Keller Williams Syracuse is a member of the Multiple Listing Service, which covers the Greater Syracuse area and some surrounding counties. Our agents can show you any homes you wish to see, regardless of location.

It is the policy of Keller Williams Syracuse to comply with local, New York State, and Federal fair housing laws. These laws require that the type of service provided to a home seeker shall not be influenced by the home seeker's race, color, religion, sex, handicap, familial status, or national origin - or such other classes as may be determined by law to be protected classes (collectively referred to as "protected classes"). Our agents are not authorized to discuss with any customer or client the composition of any neighborhood or area based upon protected classes listed. Neighborhood information may usually be secured from local schools, police departments, government offices, or from residents of the area. Further, our agents are not permitted to select houses or other property for prospective buyers on the basis of the neighborhood composition of protected classes.

If at any time in your relationship with this form, you believe that you may not have received equal service because of your protected class, we strongly encourage you to notify either the manager of the branch office through which you are seeking assistance, or the Principal Broker of this company. We do not expect there will be any problems, but we would like the opportunity to correct any problems that you feel may exist.

COMMISSION PAYMENT AUTHORIZATION

New York State Real Property Law considers the real estate commission due at the time of the meeting of the minds, which would be at the time a Purchase Offer or Lease is accepted. However, most real estate companies, including Keller Williams Syracuse, defer the actual collection of this earned commission until the closing of the sale or lease execution. In consideration of this deferred commission collection we request your authorization for collection of the commission at the closing or lease execution from the proceeds or a certified check.

To: Attorney, Closing Agent or Lender's Attorney:

I (we) hereby authorize and request that the real estate commission for the sale/lease/exchange of the above property, or any portion thereof outstanding, be disbursed from the proceeds of the sale/lease/exchange at the time of closing or lease execution as billed to Keller Williams Syracuse, which will indicate direct payment to the applicable real estate companies involved. In the event the proceeds are insufficient, the balance shall be paid by a certified check drawn on or official check issued by any bank, credit union (provided such check is drawn on a New York State bank) or savings and loan association having a banking office in the State of New York.

CERTIFICATION

I have read and understood the information in the "Franchise Disclosure Addendum" and the "Equal Opportunity Policy Statement".

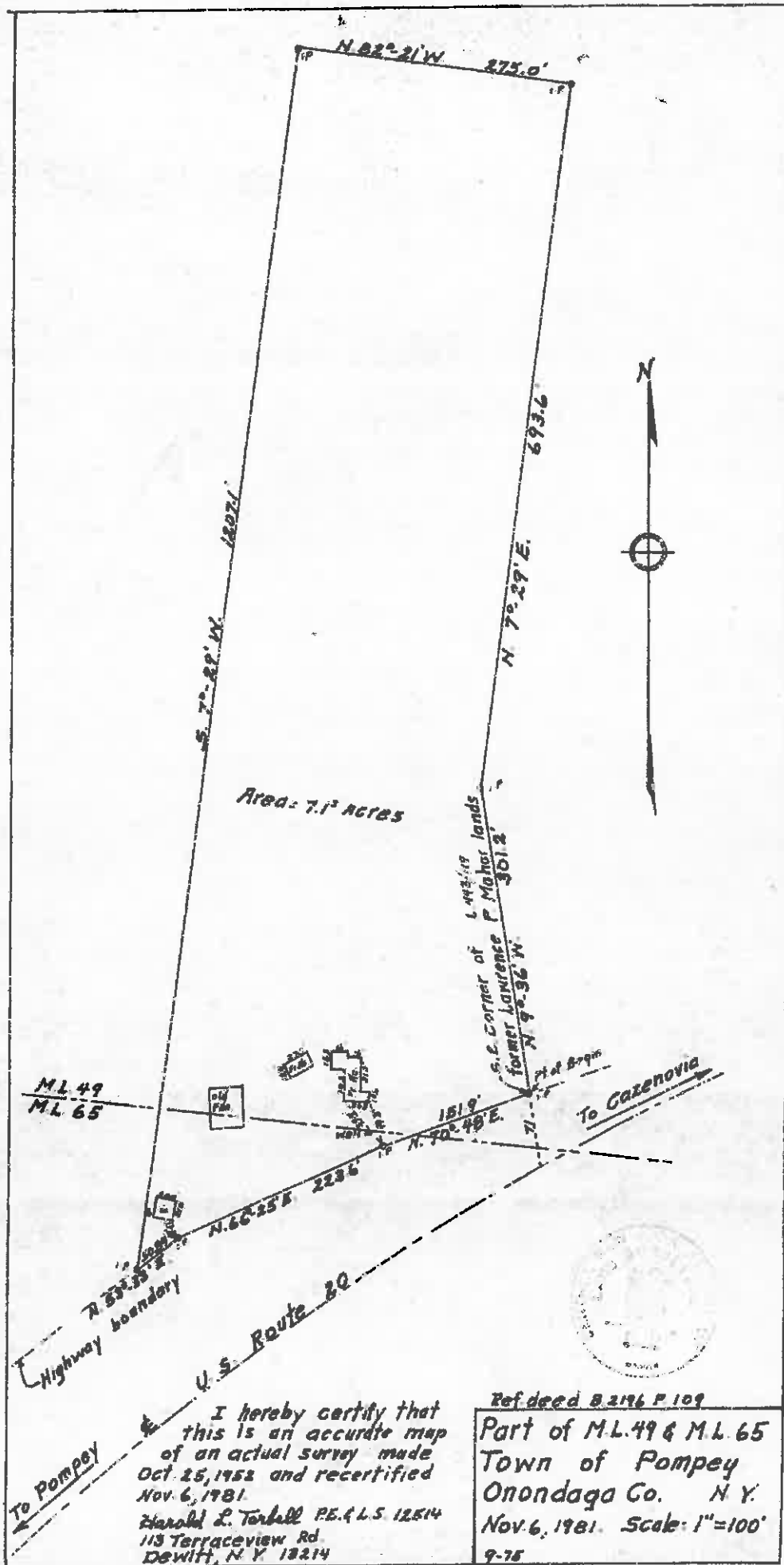
<u>KATHERINE WOODLE</u>	_____
SELLER NAME(S)	BUYER NAME(S)
<u>Katherine Woodle</u>	_____
SIGNATURE OF PROSPECTIVE SELLER	SIGNATURE OF PROSPECTIVE BUYER
_____	_____
SIGNATURE OF PROSPECTIVE SELLER	SIGNATURE OF PROSPECTIVE BUYER

I certify that I have provided the Prospective Buyer(s)/Seller(s) named above with a copy of the "Franchise Addendum" and "Equal Opportunity Policy Statement".

Signature of Sales Associate: Paylin Hug
Broker/Manager: Jan Natri Phone: 701-6900

Company Name: Natri Real Estate LLC dba Keller Williams Syracuse

Date of Signatures: 1/1/



Area: 7.13 ACRES

M.L. 49
M.L. 65
Highway boundary
To Pompey

U.S. Route 80

To Gazenovia

I hereby certify that
this is an accurate map
of an actual survey made
Oct. 25, 1952 and recertified
Nov. 6, 1981.
Harold L. Torbell P.E. & L.S. 12514
113 Terraceview Rd.
Dewitt, N.Y. 13214

Ref. deed B. 2196 P. 109
Part of M.L. 49 & M.L. 65
Town of Pompey
Onondago Co. N.Y.
Nov. 6, 1981. Scale: 1"=100'
9-75





ABSOLUTE HOME INSPECTION, INC.

520 Village Blvd South
Baldwinsville, New York 13027 **NYDOH ELAP ID # 11858**
Tom Sherman - 315-673-1755

Test Number
RT0729111000

Prepared for:
Beth Shorrock
985 Westmoreland Ave
Syracuse NY 13210

Radon Test Report

LOCATION: 7481 Route 20 **Date:** 8/1/2011
Pompey **Technician** Tom Sherman
NY 13138

EPA 402-R-92-004 Test
method is used for this test.
Uncertainty amount % 7
CRM Serial Number:
1621066

The Overall Avg. = 1.6 pCi/L Corrected EPA Protocol Avg. = 1.7 pCi/L Corrected

The radon level is currently below 4.0 pCi/L and no corrective action is needed at this time .

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 : *Tom Sherman*

Test Date 7/29/2011 Start Time 10:00 AM Pickup Date 7/31/2011 Pickup Time 1:00 PM
The Measurement period was **51** hours. Location: **On the First Floor.** **Centered**

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 : 7/29/2011
Start Time : 10:00:00 AM
End Date : 7/31/2011
End Time : 1:00:00 PM
Serial # : 1621066
Location : Basement

Signature:



Time Interval 1 Hr

0.0	0.3	0.7
1.1	0.7	1.5
0.7	0.0	1.1
0.7	0.7	0.0

0.0	1.1	0.3
1.1	2.0	2.8
2.8	2.4	2.8
0.7	2.4	1.5

2.0	2.8	2.4
1.1	2.8	1.5
2.0	1.5	0.7
1.1	0.0	0.3

1.1	1.1	2.0
1.5	1.5	1.1
2.8	4.4	6.0
2.8	3.2	2.4

2.4	3.6	2.0
-----	-----	-----

Overall Avg.= 1.6
EPA Protocol Avg.= 1.7

7481 Route 20, Pompey 11/23/2011

In 1980 we bought the house. At that time the house had a front parlor a very small bedroom, hallway, kitchen, bathroom and laundry room downstairs. The area that is now the slate tiled entryway did not exist. Upstairs there there were two bedrooms. The roof sloped down and met the floor, so there was standing room only under the peak. The house was heated by a small wood stove in the kitchen.

The smaller house had two rooms: the bedroom and the living room.

First we rebuilt the smaller house. We raised the roof and insulated the house. We also added the extension which includes the kitchen and bathroom. We did this first so that we could live there while we were working on the larger house.

Next we created the foundation and poured the slab for the new entryway (slate floor). When this was finished we framed this area in and raised the roof (over second floor) so that we now have two bedrooms and a study upstairs. We also removed the existing walls between the kitchen, entryway, bedroom and hall (dotted lines) to make one large room. All the new exterior walls were insulated and the new roof rafters are 2X10 to allow for more insulation. As we removed paneling and put up sheetrock, we insulated all the exterior walls, but one. This wall in the front room is the one that faces the porch.

One wall of the smaller porch was moved to include the basement entryway. New windows were added to the porch. New recycled windows were added to the house (windows with 6 panes).

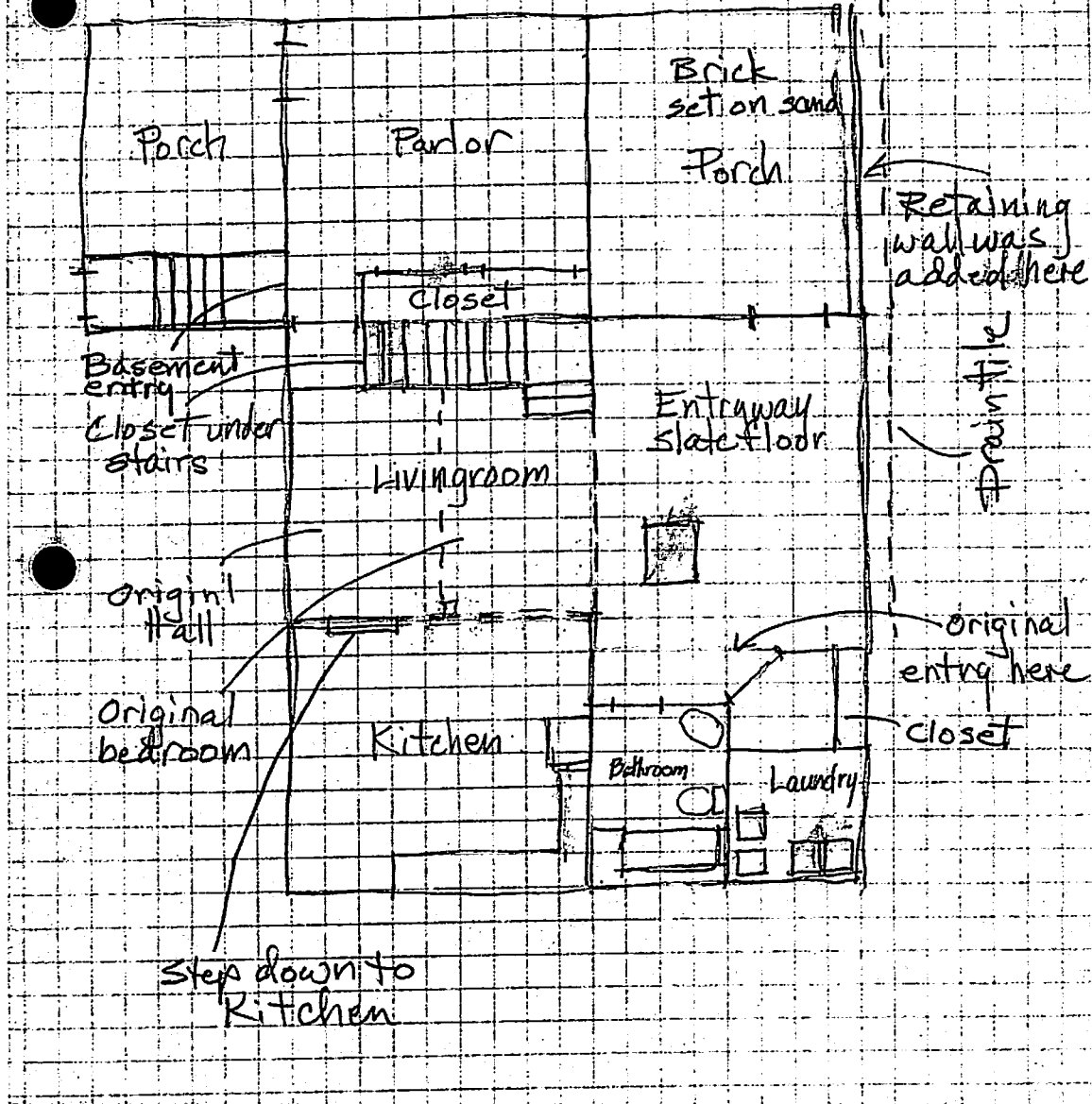
The kitchen and bathroom were torn down and rebuilt from the ground up.

Because each room downstairs had had multiple layers added to the floor (plywood, linoleum, etc.) they were all at different levels. For this reason I had a new floor built on top of the original floor. It is 2X8's tied in to the walls and is insulated. At the same time the hardwood stairs and closets were added. The original house had only one closet next to the laundry room.

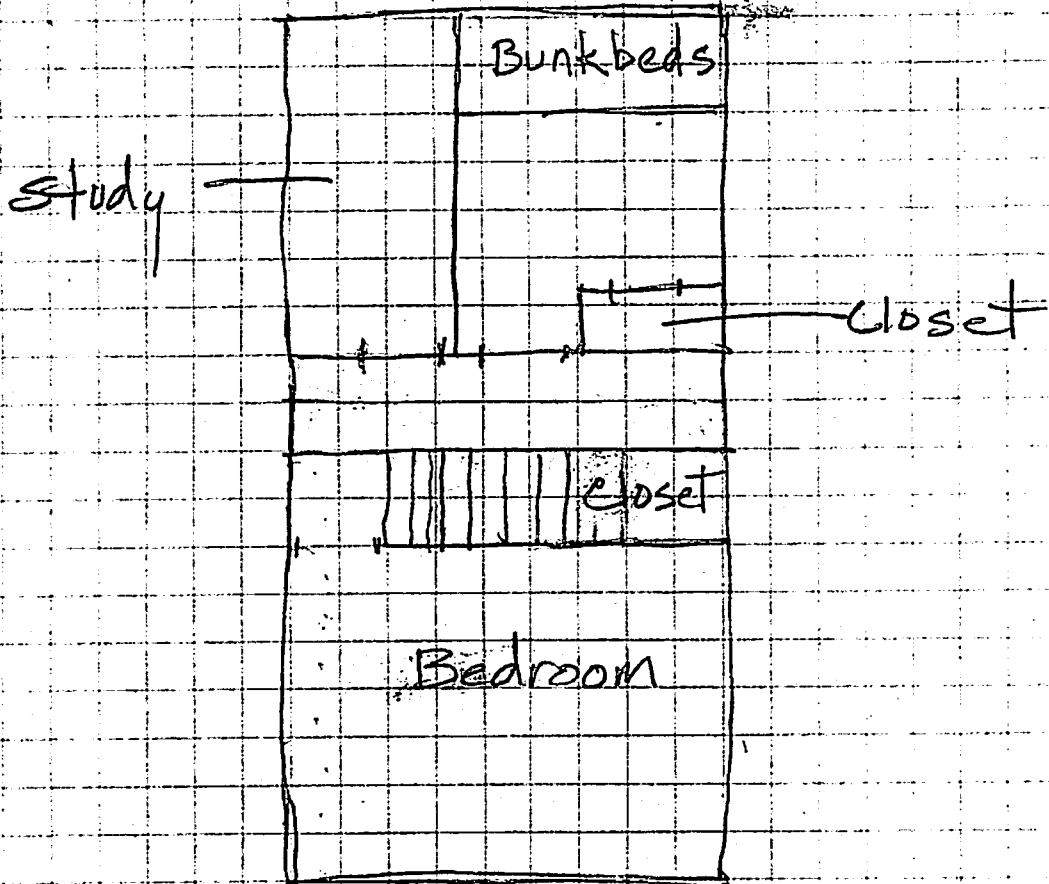
The propane heater was installed in about 1982. The stove, refrigerator and hot water heater are older. The dishwasher - 1984.

The laundry room has been remodeled and a new hot water heater has been added. New insulation has been added to the west wall of this room.

Ground Floor



2nd Floor



Job # 40863

Estimator -Hugh S. Stone

PROPOSAL - #1

**Woodford Bros., Inc.
Structural Renovations Specialists
6500 State Route 80
P.O. Box 108
Apulia Sta., N.Y. 13020**

(315)-696-8971

1-(800)-653-2276

Fax (315)-696-5931

Dated: December 1, 2011

To: Katherine Woodle,
407 Waldorf Parkway
Syracuse, NY 13224

Property Owner: Katherine Woodle
Owner's Rep: Katherine Woodle
Work Site Address: 7481 U S Rt. 20
Pompey, NY 13138-

Home Phone: 1-315-558-3276-

Work Ph. (M):

Fax Phone:

Work Ph. (F):

Job Name: House Structure

Earliest Start Date: / /

Days to Completion Estimate: 0 working days. This date is (not) of the essence.

We Hereby Propose: to furnish materials and labor – complete in accordance with the specifications below for the sum of:

Five Thousand Four Hundred Sixty Seven Dollars and No Cents. (\$5467.00)

We hereby submit specifications and propose to:

Reprint of proposal dated October 10,2011

Furnish labor, materials and installation of the following improvements to the house located at 7481 US 20, Pompey, NY. For reference, all directions called out in this proposal are as if facing the structure with your back toward the road. All Labor and materials are to be Woodford Bros., Inc. standard using standard methods and materials. Please carefully review each item included in this proposal, if acceptable, please sign the proposal, and all other attached documents where indicated. Any documents attached hereto are made a part hereof as if fully set forth herein. Retain one complete copy for yourself and return one set for processing. Thank you for the opportunity to provide this quotation and please call if there are any questions.

1. Furnish all required rigging and jacking equipment to safely lift and straighten the structure toward eye level and plumb position before or while accomplishing all of the following described work. All work is to be accomplished in such a fashion that the general integrity of the building is never specifically compromised.
2. Replace approximately sixteen (16) lineal feet of [6 x 8] street beam. The street beam shall be fabricated on site to fit using laminated below grade rated ACQ pressure treated materials.
3. Install three (3) [6 x 6] support posts with one on each end and the third in approximate center of the street beam. The support shall be fabricated on site to fit using laminated ACQ pressure treated materials. The support posts shall be installed on steel reinforced [2' x 2' x 1' thick] concrete pads.

Notes:

- A - The purpose of this proposal is to stabilize the structure as is, as the floors all seem to be solid and level with deterioration of the log joist and street beam in the main basement area.
- B - Obtaining a construction permit has not been included, the building permit is to be obtained by the owner (if applicable) prior to the start of the work. Woodford Bros., Inc. will provide technical support if required to obtain a construction permit. Any permit fees required are to be paid by the owner.

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OWNER'S INITIALS _____
(please initial each page here)

Job # 40863

Estimator -Hugh S. Stone

C - Debris created as a result of this work will be left neatly piled in one or several piles within 50' of the work site(s). If you prefer, Woodford Bros. Inc. will legally remove the debris generated and add this cost to this proposal.

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Job # 40863

Estimator -Hugh S. Stone

JOB SPECIFIC CONDITIONS:

1. Payment shall be made as follows: 100% on completion, paid to the job's foreman.
Standard terms are that the Crew Chief shall collect the total balance in full at an inspection meeting held immediately upon completion. Balances due are pro-rated if the job is shut down by others or the Owner. Any payment schedule outlined in the body of this proposal shall supersede these standard terms.
2.
 - * Excavation is not required for this job scope.
 - * Lawn damage may be incurred by the machines, Woodford's will endeavour to minimize damage, lawn repairs have not been included.
 - * Debris created as a result of this work will be left neatly piled in one or several piles within 50' of the work site(s).
 - * The customer is to have the required work area cleared of contents and debris PRIOR to the jobs start so the work may be accomplished safely, if clearing work is done by Woodford's it will be billed at \$50 per man hour extra.
 - * This proposal does not include any; replacement of siding which must be removed to do the structural work, finish or trim carpentry, repairs to windows or doors effected, painting, etc.
 - * The customer is responsible to obtain any required (building) permit(s). By signing, the customer warrants that they have checked and that no permit(s) is required by local authorities or that the permit(s) will be obtained by them.
 - * The customer acknowledges that this proposal includes specific items of repair or reinforcement, Woodford's do not represent this proposal as being 'all inclusive'.
 - * This workscope has not been reviewed by a licensed engineer. Woodford's do not represent themselves or our employees as (Licensed Engineers). Professional engineering may be added for a fee.
 - * Woodford's are not responsible for underground damage to any unmarked utilities or for unexpected soil conditions or excessive hard digging conditions.
 - * Woodfords are authorized to operate their equipment on our driveway and are held harmless for damage that may be incurred.
3. The Owner hereby appoints Katherine Woodle as the Owner's representative.
I Katherine Woodle accept the appointment as the Owner's Representative, as that term is defined by the standard contract conditions (last page of this proposal).

Acceptance of Proposal: By signing below, the Owner / Owner's Rep. is acknowledging that;

- they have received a complete copy of this proposal,
- they have read and understand this proposal which consists of 4 pages, each of which has been initialed by them, including, "Woodford Bros., Inc. Standard Contract Conditions" which are printed as the last page of this proposal,
- this proposal shall constitute a binding contract on the Owner once the Owner has signed where indicated below this paragraph; and this proposal shall be binding upon Woodford Bros., Inc. only if this contract shows a signature for both estimator and office approval.

Woodford Bros., Inc. is hereby authorized to do the work as specified herein: the price and the specifications contained in this contract are satisfactory and hereby accepted by the Owner / Owner's Representative. Woodford Bros., Inc. is authorized to obtain a credit report on the owner(s), at Woodford Bros., Inc. discretion and expense, if a credit report is obtained then I understand that the Office Approval signature required below is contingent on the receipt of a credit history report which is acceptable to the company. Payments will be made as outlined above, and shall constitute a general release of Woodford Bros., Inc.'s obligations under this contract (other than as to warranties as set forth in this contract). This proposal may be executed in counterpart and any executed copy thereof shall have the force and effect at law of any original, and shall be governed by the laws of the state of New York. .

Connecticut Home Improvement Contractors License No. 571557 Expires 11/30/2011
 Maryland Home Improvement Contractor/Salesman (Corp/Part) License No. 121861 Expires 04/01/2013 Cat 05
 Maryland Home Improvement Contractor/Salesman License No. 85760 Expires 04/01/2013 Thomas R Woodford, Jr.
 Maryland Home Improvement Contractor/Salesman License No. 85960 Expires 04/14/2013 David Kotash
 Maryland Home Improvement Contractor/Salesman License No. 97920 Expires 05/15/2012 Hugh Stone
 Maryland Home Improvement Contractor/Salesman License No. 94691 Expires 02/16/2013 Steven Riedl
 Massachusetts Construction Supervisor No. CS 065970 Expiration on 05/17/2013 Restricted: 00 Tr. No: 212659
 Massachusetts Home Improvement Contractor License # 155877 Expires 05/17/2013
 Pennsylvania Home Improvement Contractor Registration # PA086063 Expires 10/25/2013
 Nassau County, New York, Home Improvement Contractors License, #H18G7160000, Expires 8/31/2012
 Suffolk County, New York, Home Improvement Contractors License, #41959-H, Expires 2/1/2013
 Suffolk County, New York, Home Improvement Salesman License No. 42677-HS Expires 2/1/2013
 New Jersey Home Improvement Contractor, License/Registration/Certificate #13VHO2179200 Expires 12/31/2011
 Rhode Island Contractor's License No. 22078 Expiration on 09/1/11 Thomas R Woodford Authorized Rep
RI Only, I have received certain consumer education materials, include. A notice of possible mechanics lien Init _____
 Virginia Contractor License No. 2705081688A Class "A" Expiration 1/31/2012 Classification/Specialty Code BLD.
 City of Tonawanda Contractor's License No. 15857 Expiration 12/31/11

Owner's Signature _____ Date _____

Owner's Social Security Number _____ (required of first time customers)

Owner's Signature _____ Date _____

Owner's Social Security Number _____ (required of first time customers)

Estimator's Signature Hugh Stone Date 12-1-11

Office Approval, Signature _____ Date _____

Owner's Representative Signature _____ Date _____
(If Applicable)

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OWNER'S INITIALS _____
(please initial each page here)

Job # 40863**Estimator -Hugh S. Stone****WOODFORD BROS., INC. STANDARD CONTRACT CONDITIONS;**

Signing of Woodford's inspection report and/or any occupation or usage by owner shall constitute acceptance and final completion of contract scope. At that time all monies become immediately due and payable (Crew Chief to collect) otherwise a finance charge is to be computed at a rate of 1-1/2% per month, 18% annual. In any event, or circumstance Woodford's are to retain ownership and right of repossession of any and all materials until account is paid in full. If terms are not met and repossession or collection becomes necessary, owner assumes all responsibility; liability and all accumulated costs incurred, including the cost of collection, and agree to hold Woodford's harmless for any damage that may occur.

Our workers are fully covered by Workman's Compensation. A "certificate of insurance" will be provided upon request. This proposal may be withdrawn by us if not accepted within five (5) business days. All work will be completed in a workmanlike manner according to Woodford's standard practices. Any alteration or deviation from the original written specifications will be executed only upon written agreement (change order) and will become an extra charge or credit accordingly. Undisclosed or unforeseen working conditions which require us to accomplish added work to achieve the desired result will require that a change order and associated price modification be negotiated. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, liability, tornado and other necessary insurance. Owner is responsible for any additional damage that occurs to their building after our estimate is written but prior to the commencement of the physical work. Owner is responsible for any liability pertaining to contents or animals at any time, including death of livestock by hardware after the jobs completion. Owner is responsible for unforeseen, undisclosed or abnormal working conditions.

All material is guaranteed to be as specified. Woodford's warranty either expressed or implied pertains specifically and only to the work scope described herein. Our warranty shall become null and void in the event of the failure of any other building component which was not repaired by Woodford's and which our work was inherently dependant on, or if the owner does not maintain the exterior and foundation of the structure in good repair or for acts of God, natural disaster, riot or civil commotion. Any alteration of the structure by others which compromises our work or the overall integrity of the structure will void the warranty. In any event, Woodford's liability shall never exceed the material manufactures warranty or obligations or the face sum of this contract. Under no circumstances will any concrete, masonry be warranted against any type of minor cracking. The term "approximate eye level and plumb" shall mean appearing correct to the untrained eye. Our standard written warranty is available on request for qualified repairs/restorations.

Any contractor, subcontractor, or material man who provides home improvement goods or services pursuant to your home improvement contract and who is not paid may have a valid legal claim against your property known as a mechanic's lien. Any mechanic's lien filed against your property may be discharged. Payment of the agreed upon price under the home improvement contract prior to filing of a mechanics lien may invalidate such lien. The owner may contact an attorney to determine his rights to discharge a mechanic's lien. In R.I, liens are filed pursuant to the R.I. mechanics lien act at Ch. 28 title 34 of the R.I. Gen Laws.

By law, you may cancel a "home improvement contract" without penalty or obligation within three (3) days after you have signed it. This time period is not effected by the date on which our office signs it. To legally cancel this contract, you must give Woodford Bros., Inc. written notice of cancellation in a form, which clearly indicates your desire to cancel this contract. Woodford Bros., Inc. further acknowledges that this cancellation, if given by mail, shall be deemed given when deposited in the U.S. Postal Service in an envelope properly addressed with the proper amount of postage. Telephone cancellation is not legally sufficient.

Any Cancellation, which does not comply with the above paragraph, shall be subject to a minimum charge of 25% of the total amount due under this contract. This amount shall constitute liquidated damages, not a penalty. Damage charges may be waived at Woodford Bros., Inc. sole discretion.

Woodford Bros., Inc. is legally required to deposit all payments received prior to the completion of a "home improvement contract" in accordance with subdivision 4 of section 71-a of the Lien Law and that, in lieu of such deposit, Woodford Bros., Inc. may post a bond, contract of indemnity or irrevocable letter of credit with you (the property owner) guaranteeing the return or proper application of such payments for the purposes of this contract.

Purchaser(s) warrant(s) and represent(s) that (he is) (they are) the owner(s) of the above mentioned premises and the legal title thereof stands on record in (his) (their) names. Purchaser(s) hereby waive(s) any and all benefits which (he)(they), may have under any and all exemption laws of the state of New York with respect to the payment of any monies due, or to become due Woodford Bros., Inc. or its assigns.

Woodford's assume no responsibility for, and are specifically released by the Purchaser(s) and/or co-signer(s) from any defects or violations in or about any portion of the premises not specified in the work to be done by Woodford's hereunder. If any governmental agency orders other work to be done or corrected due to any violations not addressed by our work scope, the purchaser(s) shall pay the cost of such work if accomplished by Woodford's. Unless otherwise stated herein: all permits, fees, licenses and Federal, State, and Municipal laws, codes and regulation, including but not limited to zoning and building codes shall be purchaser's responsibility, as well as the determination of property lines.

The property Owner shall assume full responsibility for all site, soil and subterranean conditions pertaining to the property, and for any impact, which said conditions might have upon the construction undertaken pursuant to this contract.

Any irreconcilable differences are to be settled through binding arbitration, by American Arbitration Association Construction Industry Arbitration. If applicable, the Owner hereby agrees that an Insurance proceeds assignment shall prevail.

The "Owner's Rep." is to be the one individual through whom all business of the Owner(s) or the organization shall be conducted. This individual is hereby authorized by the Owner(s)/Organization to act with the authority of the Owner(s) /entire organization including the authority and ability to disperse funds on behalf of the Owner(s)/Organization.

Woodford Bros., Inc. accepts no liability to have identified any hazardous materials regardless of the extent of pre-construction site investigations. The owner(s) agree to provide a complete listing of all hazardous materials which may be encountered in performing this scope of work within 48 hours of authorizing this proposal or prior to the actual start of work whichever is lesser. Failure to provide said listing shall be cause to classify any and all hazardous materials encountered in performing this work to be considered as unforeseen/undisclosed hazardous materials. Woodford Bros., Inc. reserves the right to cancel any agreement for a period of 10 business days from having received said listing of hazardous materials or until the work has actually started, whichever is lesser. The owner accepts all liabilities, including but not limited to all associated costs of removal and disposal, costs of delays incurred, etc. for unforeseen/undisclosed hazardous materials encountered. In the event that unforeseen/undisclosed hazardous materials are encountered / discovered while performing this scope of work all work shall be stopped immediately, appropriate action shall be taken to notify appropriate governmental agencies and the owner shall be liable for the work done to date based on a percentage of completion calculation.

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OWNER'S INITIALS _____

(please initial each page here)