



Department of State

Licensing Services

Department of State
 Division of Licensing Services
 P.O. Box 22001
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 Customer Service: (518) 474-4429
<https://dos.ny.gov>

Property Condition Disclosure Statement

Name of Seller or Sellers: Balios Property Holdings LLC

Property Address: 6 Custer St Rochester NY

General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy of 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.

"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.

Instruction 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 authorized 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?
- How long have you occupied the property?
- 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?
- Does anybody else claim to own any part of your property? If yes, explain below
- Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? If yes, explain below

since 2020

never

built 1920

☒ Yes ☐ No ☐ Unkn ☐ NA

☐ Yes ☒ No ☐ Unkn ☐ NA

☐ Yes ☒ No ☐ Unkn ☐ NA

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14. Have you ever received assistance, or are you aware of any previous owners receiving assistance, from the Federal Emergency Management Agency (FEMA), the U.S. Small Business Administration (SBA), or any other federal disaster flood assistance for flood damage to the property? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
- For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for future assistance.
15. Is there flood insurance on the property? *If yes, attach a copy of the policy* ☐ Yes ☒ No ☐ Unkn ☐ NA
- A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your policy to determine whether you are covered.
16. Is there a FEMA elevation certificate available for the property? *If yes, attach a copy of the certificate* ☐ Yes ☐ No ☒ Unkn ☐ NA
- An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical information about the flood risk of the property and is used by flood insurance providers under the National Flood Insurance Program (NFIP) to help determine the appropriate flood insurance rating for the property. A buyer may be able to use the elevation certificate from a previous owner for their flood insurance policy.
17. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
18. Is any or all of the property located in a designated wetland? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
19. Is the property located in an agricultural district? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
20. Was the property ever the site of a landfill? *If yes, explain below* ☐ Yes ☐ No ☒ Unkn ☐ NA
21. 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? *If yes, explain below* ☐ Yes ☐ No ☒ Unkn ☐ NA
22. Is there asbestos in the structure? *If yes, state location or locations below* ☐ Yes ☐ No ☒ Unkn ☐ NA
23. Is lead plumbing present? *If yes, state location or locations below* ☐ Yes ☐ No ☒ Unkn ☐ NA
24. Has a radon test been done? *If yes, attach a copy of the report* ☐ Yes ☒ No ☐ Unkn ☐ NA

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25. 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
26. 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
27. Has the property been tested for indoor mold? *If yes, attach a copy of the report* ☐ Yes ☒ No ☐ Unkn

STRUCTURAL

28. Is there any rot or water damage to the structure or structures? *If yes, explain below* ☐ Yes ☐ No ☒ Unkn ☐ NA
29. Is there any fire or smoke damage to the structure or structures? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
30. Is there any termite, insect, rodent or pest infestation or damage? *If yes, explain below* ☐ Yes ☐ No ☒ Unkn ☐ NA
31. Has the property been tested for termite, insect, rodent or pest infestation or damage? *If yes, please attach report(s)* ☐ Yes ☒ No ☐ Unkn ☐ NA
32. What is the type of roof/roof covering (slate, asphalt, other)? asphalt
..... no
..... Unknown
- Any known material defects?
 - How old is the roof?
 - Is there a transferable warranty on the roof in effect now? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
33. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? *If yes, explain below* ☐ Yes ☐ No ☒ Unkn ☐ NA

MECHANICAL SYSTEMS AND SERVICES

34. What is the water source? *(Check all that apply)* ☐ Well ☐ Private ☒ Municipal
- ☒ Other:
- If municipal, is it metered? ☒ Yes ☐ No ☐ Unkn ☐ NA

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35. Has the water quality and/or flow rate been tested? *If yes, describe below* ☐ Yes ☐ No ☒ Unkn ☐ NA

36. What is the type of sewage system? (*Check all that apply*) ☒ Public sewer ☐ Private sewer
☐ Septic ☐ Cesspool
• If septic or cesspool, age?
• Date last pumped?
• Frequency of pumping?
• Any known material defects? *If yes, explain below* ☐ Yes ☐ No ☐ Unkn ☐ NA

37. Who is your electric service provider? RG+E
• What is the amperage? 100
• 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

38. 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

39. Has the structure(s) experienced any water penetration or damage due to seepage or a natural flood event, such as from heavy rainfall, coastal storm surge, tidal inundation or river overflow? *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.

40. Plumbing system? ☐ Yes ☒ No ☐ Unkn ☐ NA
41. Security system? ☐ Yes ☐ No ☐ Unkn ☒ NA
42. Carbon monoxide detector? ☐ Yes ☒ No ☐ Unkn ☐ NA
43. Smoke detector? ☐ Yes ☒ No ☐ Unkn ☐ NA
44. Fire sprinkler system? ☐ Yes ☐ No ☐ Unkn ☒ NA
45. Sump pump? ☐ Yes ☐ No ☐ Unkn ☒ NA
46. Foundation/slab? ☐ Yes ☐ No ☒ Unkn ☐ NA
47. Interior walls/ceilings? ☐ Yes ☐ No ☒ Unkn ☐ NA
48. Exterior walls or siding? ☐ Yes ☐ No ☒ Unkn ☐ NA
49. Floors? ☐ Yes ☐ No ☒ Unkn ☐ NA
50. Chimney/fireplace or stove? ☐ Yes ☐ No ☒ Unkn ☐ NA
51. Patio/deck? ☐ Yes ☐ No ☐ Unkn ☒ NA
52. Driveway? ☐ Yes ☐ No ☒ Unkn ☐ NA
53. Air conditioner? ☐ Yes ☐ No ☐ Unkn ☒ NA
54. Heating system? ☐ Yes ☐ No ☒ Unkn ☐ NA
55. Hot water heater? ☐ Yes ☐ No ☒ Unkn ☐ NA

56. The property is located in the following school district Rochester City

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and FEMA's current flood insurance rate maps and elevation certificates).

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's Signature Authentication
X Timothy Sarma as Member LLC 01/26/25 Date _____
Timothy Sarma Member of LLC

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 _____