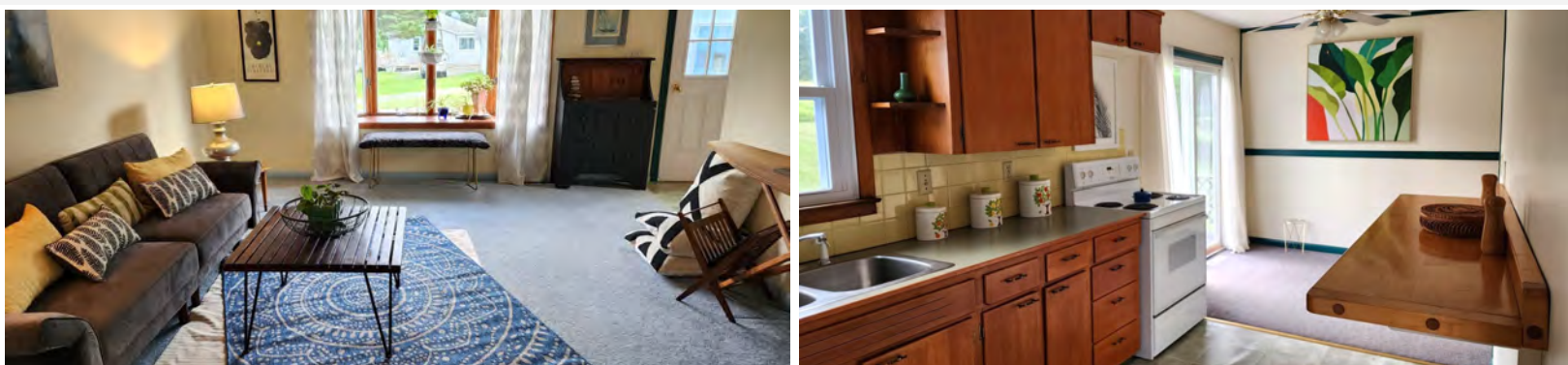




Don't miss out on this Newfield ranch conveniently located less than 15 minutes from downtown Ithaca. Plenty of space to spread out. One wing is appointed with primary bedroom, 2 oversized closets and a full bath of your own. Through the living room and eat-in kitchen you'll find 3 additional bedrooms and a second full bath. Remove existing carpet to reveal what appear to be hardwood floors throughout the living room and bedrooms. The newer energy efficient windows give an abundance of natural light throughout the house. Exit the sliding glass doors in the kitchen and you'll discover a charming deck perfect for sipping your morning coffee and taking in the fresh air. Two-car garage provides parking and flexible storage or hobby space. Both front and back yards offer plenty of space for games and activities, including the perfect bunny slope for sledding. Don't miss out on the opportunity to tour this lovely home.



[For more information go to www.carolbushberg.com](http://www.carolbushberg.com)



**Julia Louis**

Licensed Real Estate Salesperson

202.250.9638

realtorjulialouis@gmail.com



421 North Aurora Street, Ithaca, NY 14850



Active  
Listing # 409136

**584 Trumbulls Corners Rd**  
Newfield, NY 14867

**List Price: \$184,000**



**Original Price:** \$184,000  
**Style:** Ranch  
**Beds:** 4  
**Baths (F/H):** 2 (2 0)  
**Approx Sq. Ft.:** 1,224  
**Price/Sq Ft:** 150.33  
**Lot Sq Ft (approx):** 0.6900  
**Year Built:** 1970  
**Driveway:** Gravel,Shared/Right-of-  
**Garage Spaces:** 0

**Sold Price:** 0.00  
**Property Subtype:** SngFam  
**County:** Tompkins  
**Neighborhood:** Unknown  
**District:** Newfield  
**Property Loc.:** Newfield  
**Subdivision:**  
**Lake Privileges:**  
**Lake Name:**

[Additional Photos](#) [Listing Summary and Documents](#)

**Zoning:** **Assessment:** 171000 **Deed Ref.:** 891/11 **Survey:** Available  
**Current Total Taxes:** 0.00 **Lot Acres:** 0.6900 **Lot Size:** **AMPS:** 100  
**Avg Mo Utilities:** **Deed Restrictions:** Unknown

**Living Room:** **Master Bedroom:** **MainLevAprxSqFt:** 1224  
**Dining Room:** **Bedroom 2:** **UpperLevAprxSqft:** 0  
**Kitchen:** **Bedroom 3:** **#Main Lev Full Baths:** 2  
**Family Room:** **Bedroom 4:** **#Main Lev Half Baths:** 0  
**Basement:** Crawl Space,Concrete Floor,Full,Unfinished

**Insulation/Type:** Unknown  
**Floor Coverings:** Hardwood,Vinyl,Wall/Wall Carpet  
**Fireplace/Stove:** None  
**# of Fireplaces/Stoves:** 0  
**Appliances Convey:** Dehumidifier,Dryer,Refrigerator,Stove-Electric,Washer

**Style:** Ranch  
**Construction:** Existing  
**Construction Type:** Frame  
**Siding:** Aluminum,Vinyl  
**Roof:** Asphalt  
**Foundation:** Block  
**Garage/Parking:** Detached,2 Car,Workshop in  
**Driveway:** Gravel,Shared/Right-of-Way  
**Fencing:** Chain Link  
**RV Hookup:** No  
**Sewer/Septic:** Private Septic  
**Water Source:** Well

**Energy Features:** Double Pane  
**Heating/Cooling:** Forced Air,Furnace,Oil  
**Interior Features:** Cable TV,CO Detector,High Speed Int Avail

**Exterior Features:** Deck,Patio

**Disclosures:** Agriculture District,CO Detector,Other - See Remarks,Electric/Surcharge,Smoke Detector,Lead,Mineral Rights,Uncapped Gas Well  
**Financing Remarks:**

**Directions :** Take 13S to Millard Hill Road. Turn right onto Millard Hill Road. Right onto Trumbulls Corners Road. Property is just up the road on the left.

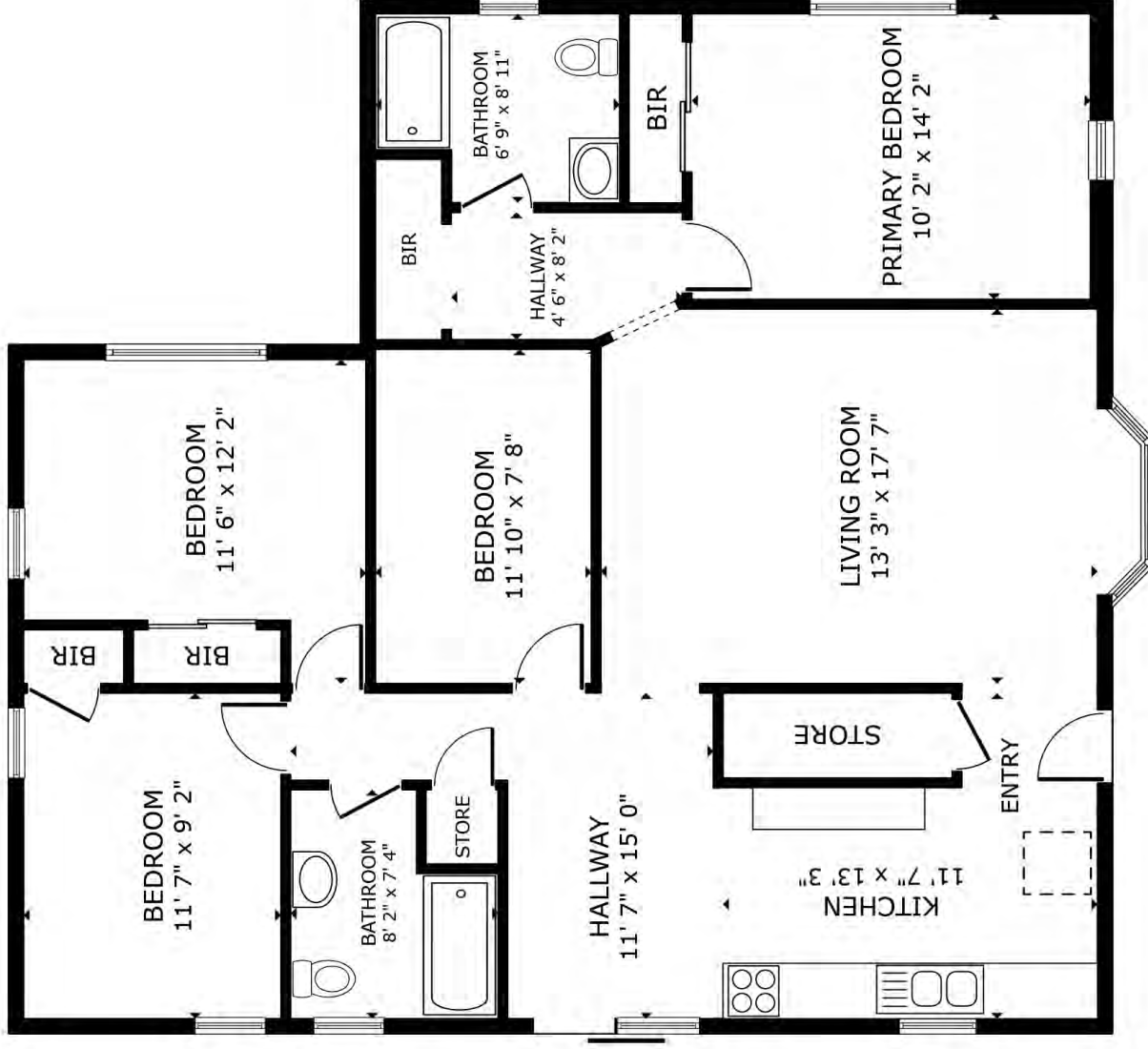
**Description:** Don't miss out on this Newfield ranch conveniently located less than 15 minutes from downtown Ithaca. Plenty of space to spread out. One wing is appointed with primary bedroom, 2 oversized closets and a full bath of your own. Through the living room and eat-in kitchen you'll find 3 additional bedrooms and a second full bath. Remove existing carpet to reveal what appear to be hardwood floors throughout the living room and bedrooms. The newer energy efficient windows give an abundance of natural light throughout the house. Exit the sliding glass doors in the kitchen and you'll discover a charming deck perfect for sipping your morning coffee and taking in the fresh air. Two-car garage provides parking and flexible storage or hobby space. Both front and back yards offer plenty of space for games and activities, including the perfect bunny slope for sledding. Don't miss out on the opportunity to tour this lovely home. OPEN HOUSE Saturday, July 29th 10am-Noon. Schedule a showing today!

**Presented By:**



**Julia Louis**  
 Lic: 10401332257  
 Primary: 202-250-9638  
 Secondary: 202-250-9638  
 Other: 607-273-3400  
 Email: Realtorjulialouis@gmail.com

**Carol Bushberg Real Estate**  
 Broker Lic.: 10491200496  
 421 North Aurora Street Ithaca NY 14850  
 607-273-3400  
 Fax: 607-330-7651  
**See our listings online:**  
<http://www.carolbushberg.com>



**FLOOR PLAN**

GROSS INTERNAL AREA  
 FLOOR PLAN 1,210 sq.ft.  
 TOTAL : 1,210 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

CERTIFICATION

I hereby certify to that I am a licensed land surveyor, New York State License No. 050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision; that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: *Lee Dresser* DATED: 10/09/00

WELLS FARGO HOME MORTGAGE, INC., ITS SUCCESSORS AND/OR ASSIGNS  
 AT1 TITLE NETWORK OF BUFFALO  
 FIRST AMERICAN TITLE COMPANY OF NEW YORK  
 STEVEN J. HIGGINS ; ALBANESE AND MULVEY LAW FIRM



MILLER (R.O.)  
 567/1074

N 89°44'56" E 225.00' TOTAL  
 194.34' (P TO P)

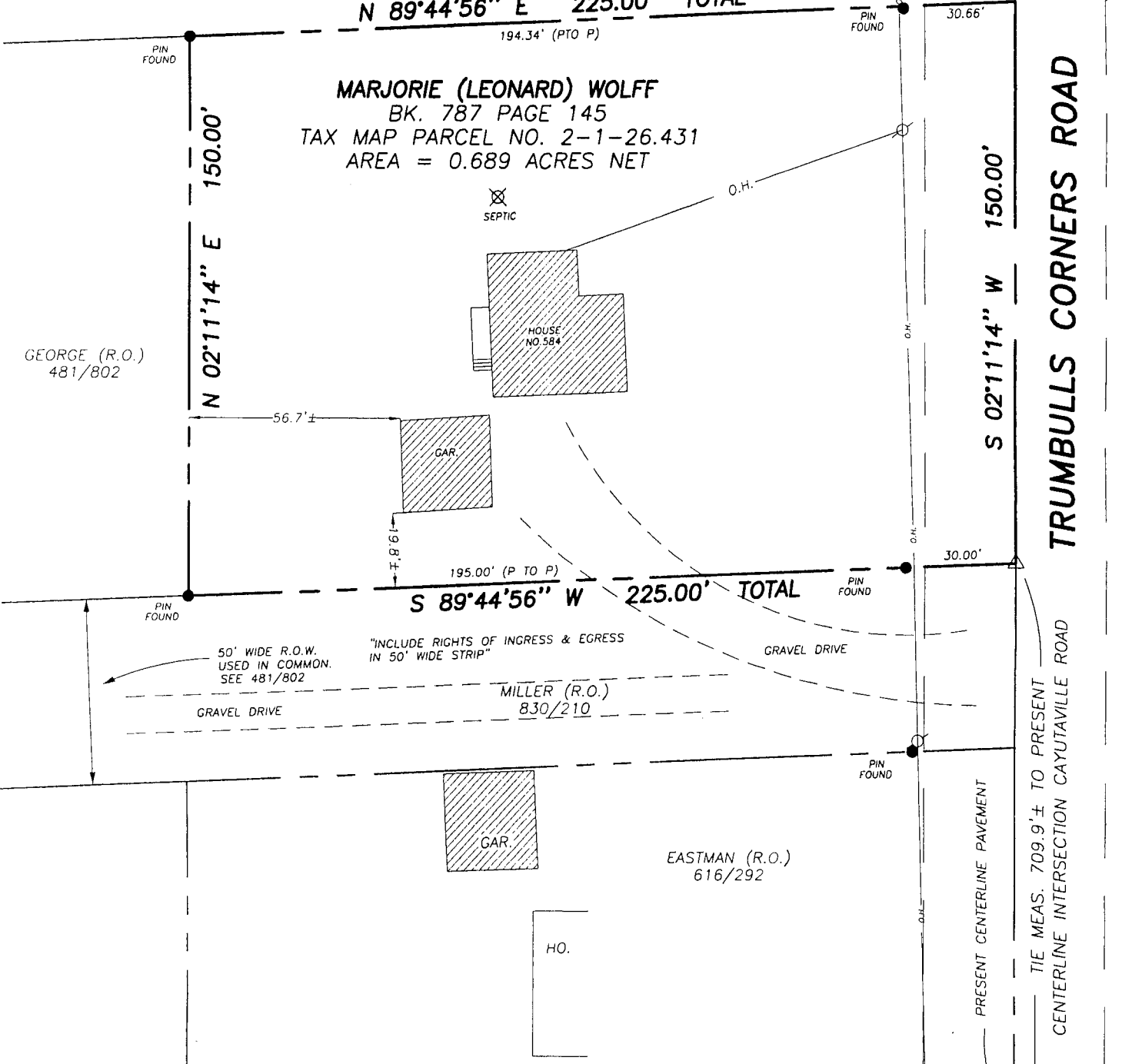
MARJORIE (LEONARD) WOLFF  
 BK. 787 PAGE 145  
 TAX MAP PARCEL NO. 2-1-26.431  
 AREA = 0.689 ACRES NET

GEORGE (R.O.)  
 481/802

N 02°11'14" E 150.00'

S 02°11'14" W 150.00'

TRUMBULLS CORNERS ROAD



50' WIDE R.O.W. USED IN COMMON. SEE 481/802

"INCLUDE RIGHTS OF INGRESS & EGRESS IN 50' WIDE STRIP"

MILLER (R.O.)  
 830/210

EASTMAN (R.O.)  
 616/292

PRESENT CENTERLINE PAVEMENT  
 TIE MEAS. 709.9'± TO PRESENT CENTERLINE INTERSECTION CAYUTAVILLE ROAD

REFERENCE MAPS

- 1.) ENTITLED "SUBDIVISION MAP OF LANDS ON TRUMBULLS CORNER ROAD" DATED 9/15/76 BY HOWARD R. SCHLIEDER, L.S.
  - 2.) ENTITLED "SUBDIVISION MAP SHOWING LANDS OF CAROLINE A. MILLER" DATED 5/17/00 BY T.G. MILLER P.C.
- SAID MAPS BEING FILED IN THE TOMPKINS COUNTY CLERKS OFFICE.

WARNING  
 ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

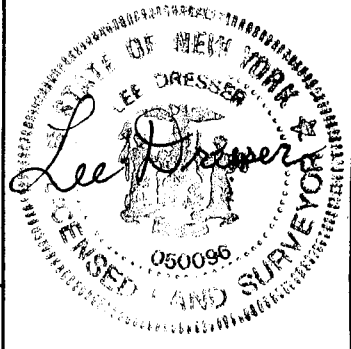
**T. G. MILLER P.C.**  
 ENGINEERS AND SURVEYORS  
 203 NORTH AURORA STREET  
 P.O. BOX 777  
 ITHACA, NEW YORK 14851

TITLE:  
**SURVEY MAP**  
 NO. 584 TRUMBULLS CORNERS ROAD  
 TOWN OF NEWFIELD, TOMPKINS COUNTY, NEW YORK

DATE: 10/09/00

SCALE: 1"=40'

S00530



NEWFIELD 5-1-50-42

THIS INDENTURE made this      day of November, 2000,

Between: **Marjorie Oliver Wolff** of 6214 Podunk Road, Trumansburg, NY  
14886  
party of the first part

and

**Steven J. Higgins** of 539 Peruville Road, Groton, NY 13073  
party of the second part.

WITNESSETH, that the party of the first part, in consideration of One and 00/100 Dollar (\$1 00), lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, his heirs, distributees and assigns forever.

[See attached Schedule A]

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, his heirs, distributees and assigns forever.

AND said party of the first part covenants as follows.

FIRST: That the party of the second part shall quietly enjoy the said premises.

SECOND: That said party of the first part will forever warrant the title to said premises.

THIRD: That, in Compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

## SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Newfield, Tompkins County, New York, being a part of Lot 11 in the Northeast Quarter Section of Township No. 6 of Watkins and Flint's Purchase, bounded and described as follows:

BEGINNING in the center line of Trumbulls Corners Road 709.9 feet, more or less, northerly, measured along said center line from its intersection with the center line of Cayutaville Road;

thence South 89 degrees 44 minutes 56 seconds West along the northerly line of a 50 foot lane described in a deed to Henry Howard George and Mary Ella George from Wayne Miller and wife dated June 17, 1969 and recorded in the Tompkins County Clerk's Office in Liber 481 of Deeds at page 802, passing through a pin at 30 feet, for a total distance of 225 feet to a found pin;

thence North 02 degrees 11 minutes 14 seconds East, parallel to the center line of Trumbulls Corners Road, a distance of 150 feet to a found pin in the south line of premises now or formerly of Miller (Liber 567 of Deeds, page 1074);

thence North 89 degrees 44 minutes 56 seconds East along the southerly line of said Miller premises and parallel to the first described course herein, passing through a found pin at 194.34 feet, for a total distance of 225 feet to the center line of Trumbulls Corners Road;

thence South 02 degrees 11 minutes 14 seconds West along the center line of said road 150 feet to the point or place of beginning.

TOGETHER WITH the common right of ingress and egress over and across said 50 foot lane between any point in the above described premises and Trumbulls Corners Road in common with the right of ingress and egress over and across said lane of the owners of any portions of the remaining premises formerly belonging to Wayne Miller and Ella Miller, bordering or touching on said lane and any future extensions thereof, between such portions and Trumbulls Corners Road, said lane to remain free and unobstructed at all times for the purpose above set forth.

SUBJECT TO the following easements insofar as the same may affect the above described premises:

1. An easement to the New York Telephone Company given by C.B. Boice and Minnie E. Boice dated April 8, 1930 and recorded in Book 223 of Deeds at page 48;
2. An easement granted by Charles B. Boice and Minnie E. Boice to the New York State Electric & Gas Corporation dated August 19, 1936 and recorded in Book 241 of Deeds at page 114; and
3. The rights of the public in and to the portion of the above described premises which lie within the bounds of the public highway.

BEING the same premises conveyed to James A. Leonard and Marjorie A. Leonard by Donald M. Brown and Pamela J. Brown by deed dated April 27, 1973 and recorded on April 30, 1973 in the Tompkins County Clerk's Office in Liber 507 of Deeds at page 26. The interest of James A. Leonard was quitclaimed to Marjorie A. Leonard by deed dated December 16, 1996 and recorded in said Clerk's Office on December 24, 1996 in Liber 787 of Deeds at page 145. Marjorie A. Leonard divorced James A. Leonard and married Charles Wolff, and is now known as Marjorie Oliver Wolff.

*map* The above-described premises are SHOWN ON a survey entitled "Survey Map, No. 584 Trumbulls Corners Road, Town of Newfield, Tompkins County, New York," by T.G. Miller, P.C., dated October 10, 2000, a copy of which is attached hereto and intended to be recorded herewith.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

*Marjorie Oliver Wolff*  
Marjorie Oliver Wolff

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

On this \_\_\_\_\_ day of November, 2000, before me, the undersigned, personally appeared Marjorie Oliver Wolff, 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 the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

*Richard P. Ruswick*  
Notary Public

RICHARD P. RUSWICK  
Notary Public, State of New York  
No. 4861310  
Qualified in Tompkins County  
Commission Expires May 12, 2002

RECEIVED  
\$ 240.00  
NOV - 6 2000  
REAL ESTATE  
TRANSFER TAX  
TOMPKINS COUNTY

Record and Return To:  
Jonathan O. Albanese, Esq.  
507 The Savings Bank Building  
110 N. Tioga St.  
Ithaca, N. Y. 14850

Richard P. Ruswick  
Attorney at Law  
P.O. Box 6693  
Ithaca, NY 14851-6693  
(607) 277-0110

Rec: *dm*  
Reg: *dm*  
Spec: *dm*

Tompkins County, ss:  
Recorded on the 16 Day  
of NOVEMBER 2000  
at 11:00 M., in Liber 858  
of Books at page 11  
and examined.  
*James R. Valenti*



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

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## **New York State Disclosure Form for Buyer and Seller**

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### **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.*

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## **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



both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

### Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real estate. A sales agent works under the supervision

This form was provided to me by Julia Louis (print name of licensee) of Carol Bushberg Real Estate (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Seller as a (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input checked="" type="checkbox"/> Seller's agent                         | <input type="checkbox"/> Buyer's agent                         |
| <input type="checkbox"/> Broker's agent                                    | <input type="checkbox"/> Broker's agent                        |
| <input type="checkbox"/> Dual agent  |  |
| <input type="checkbox"/> Dual agent with designated sales agent            |  |

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- Advance informed consent dual agency
- Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: \_\_\_\_\_ is appointed to represent the buyer; and \_\_\_\_\_ is appointed to represent the seller in this transaction.

(I) (We) Jessica Higgins Exec of Est of Steven Higgins acknowledge receipt of a copy of this disclosure

form: signature of { } Buyer(s) and/or  Seller(s):  
Jessica Higgins

Date: 07 / 27 / 2023

Date: \_\_\_\_\_



# DISCLOSURE FORM – PART A

Utility Surcharges/Agricultural Districts/Uncapped Natural Gas well

PROPERTY ADDRESS: 584 Trumbulls Corners Road Newfield, NY 14867

### ELECTRIC AVAILABILITY

Seller represents that electric utility service  IS or  IS NOT currently available at the above referenced property lot location.

### UTILITY SURCHARGES

Seller represents that this property  IS or  IS NOT subject to an electric, gas and/or water utility surcharge specified below. Seller also represents that this property is subject to such offer surcharge specified below.

Type  Electric  gas  water  other Purpose: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Payable:  monthly  yearly  other \_\_\_\_\_

### AGRICULTURAL DISTRICTS/FARMING ACTIVITY DISCLOSURE

This property  IS or  IS NOT in an Agricultural District.

Pursuant to Section 310 of Agricultural and Markets Law, a notice containing the following paragraph must be included in all purchase contracts for property that may be located either partially or wholly within an agricultural district. If property is in an agricultural district, the following disclosure applies.

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. **Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.**

### UNCAPPED NATURAL GAS WELL DISCLOSURE

Initial the following:

X I HAVE NO actual knowledge of any uncapped natural gas well(s) on the aforementioned property.

       I HAVE actual knowledge of an uncapped natural gas well(s) on the aforementioned property.

As the seller of residential real property, you are required by law to disclose the existence of an UNCAPPED NATURAL GAS WELL on your property of which you have actual knowledge and to disclose such fact to any purchaser of your property prior to entering into a contract for the sale of such property. Section 242(3) of the Real Property Law states as follows: Any person, firm, company, partnership or corporation offering to sell real property on which uncapped natural gas wells are situated, and of which such person, firm, company, partnership or corporation has actual knowledge, shall inform any purchaser of the existence of these wells prior to entering into a contract for the sale/purchase of such property. I have received and read this disclosure notice. I authorize my agent to provide a copy of this disclosure notice to any prospective purchaser.

SELLER: Jessica Higgins

BUYER: \_\_\_\_\_

SELLER: \_\_\_\_\_

BUYER: \_\_\_\_\_

DATE: 07 / 27 / 2023

DATE: \_\_\_\_\_



# DISCLOSURE FORM – PART B

Protection Device/Oil, Gas, Mineral and Timber rights

PROPERTY ADDRESS: 584 Trumbulls Corners Road Newfield, NY 14867

## PROTECTION DEVICE DISCLOSURE

### SMOKE ALARMS

The law requires that a property owner/landlord must provide working smoke detectors on each floor of all properties for sale or rent. It is the responsibility of the property owner/landlord to ensure that smoke detectors are in working order when a new owner/tenant moves in. Once a new owner/tenant moves in, it is then the new owner/tenant’s responsibility to check the batteries in the smoke detector and to ensure that the unit is in good working order. New owners/tenants understand that there are legal penalties for removing the batteries from any smoke alarm.

### CARBON MONOXIDE DETECTORS

As of March 6, 2003 the law requires that a property owner/landlord must provide at least one working carbon monoxide detector in each unit for sale or rent.

It is the responsibility of the property owner/landlord to ensure that the carbon monoxide detector is in working condition when a new owner/tenant moves in. Once a new owner/tenant moves in, it is then the responsibility of the new owner/tenant to check the batteries in the carbon monoxide detector and to ensure that the unit is in good working order. New owners/tenants understand that there are legal penalties for removing batteries from any carbon monoxide detector.

## SELLER DISCLOSURE REGARDING OIL, GAS, MINERAL AND TIMBER RIGHTS

The owner of real property has a variety of rights that can convey with property when the property is sold to another. These rights include surface rights (the rights to build or plant crops upon the ground) and certain subsurface rights (the right to extract materials from below the ground). Among the various subsurface rights, are the rights to explore for, and remove, oil, gas and various minerals such as coal, sand and gravel. Surface and subsurface rights are often transferred together; however these rights can transfer separately. Despite the best intention of Sellers, property owners are often not aware of the extent of the oil, gas and mineral rights they may or may not own. Determining who owns the various rights to oil, gas and minerals can be complex and should only be done by an attorney and/or title company with expertise in this area. Buyers of real property are strongly encouraged to have their rights to oil, gas and minerals examined before moving forward with a purchase and sale agreement.

- Seller owns all and has not leased any oil, gas, mineral and/or timber rights.
- Seller does not own the rights to oil, gas and/or minerals.
- Seller does not own the rights to timber.
- Some oil, gas, mineral and/or timber rights have been leased by the Seller or previous owner.
- Seller has attached copies of all written oil, gas, mineral and/or timber rights leases and other documents (e.g. leases, royalty agreements) within the Seller’s possession to this disclosure.
- Seller has no knowledge.

THIS IS A DISCLOSURE ONLY. Buyer has received and read this disclosure notice.

SELLER: Jessica Higgins

BUYER: \_\_\_\_\_

SELLER: \_\_\_\_\_

BUYER: \_\_\_\_\_

DATE: 07 / 27 / 2023

DATE: \_\_\_\_\_



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## **New York State Housing Discrimination Disclosure Form**

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Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

### **Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:**

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

### **YOU HAVE THE RIGHT TO FILE A COMPLAINT**

**If you believe you have been the victim of housing discrimination** you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: [www.dhr.ny.gov](http://www.dhr.ny.gov);
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website [https://www.dos.ny.gov/licensing/complaint\\_links.html](https://www.dos.ny.gov/licensing/complaint_links.html)
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



# Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

New York State  
Division of Consumer Rights  
(888) 392-3644

## New York State Housing Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Julia Louis (print name of Real Estate Salesperson/  
Broker) of Carol Bushberg Real Estate (print name of Real Estate company, firm or brokerage)

(I)(We) Jessica Higgins, Executor of Estate of Steven Higgins

(Real Estate Consumer/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Real Estate Consumer/Seller/Landlord Signature Jessica Higgins Date: 07 / 27 / 2023

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**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.

**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).  
\_\_\_\_\_

(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 seller (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 or records 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) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(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)**

(f) JA 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.

<u>Jessica Higgins</u>	<u>07 / 27 / 2023</u>	_____	_____
Seller	Date	Seller	Date
<u>Julia Louis</u>	<u>07 / 27 / 2023</u>	_____	_____
Purchaser	Date	Purchaser	Date
<u>_____</u>	<u>_____</u>	Agent	Date
Agent	Date	Agent	Date

Phone:

Fax:

# TEST DETAILS:

584 Trumbulls Corners Rd

Newfield, NY 14867

Tompkins

USA

Higgins

607-745-5481

higgi\_123@yahoo.com

**Test Start Date/Time:** Monday, June 26, 2023 // 10:00 AM

**Test End Date/Time:** Wednesday, June 28, 2023 // 8:00 AM

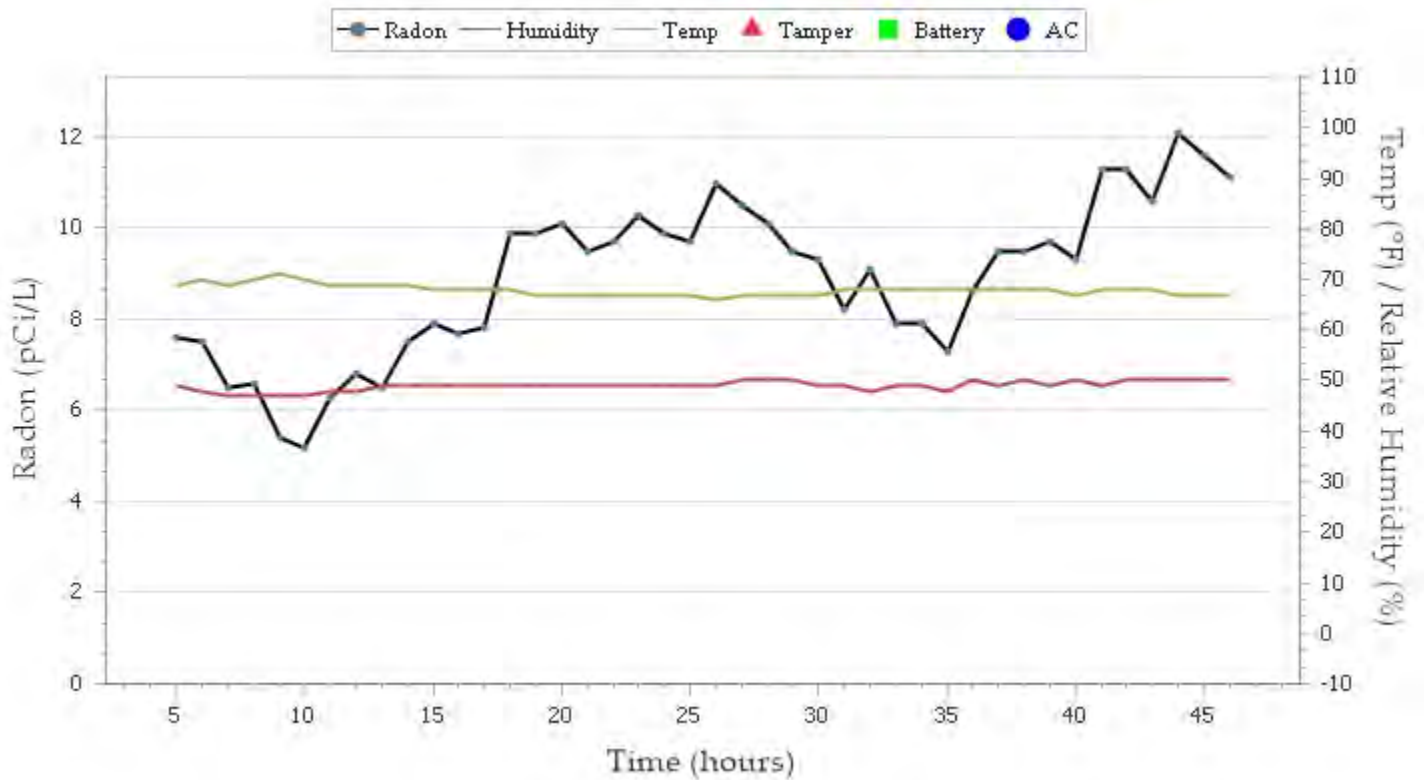
**Location of Instrument:** Basement

**Notes:**

# TEST RESULTS:

**Average:** 8.8 pCi/L

**Test ID#** 80141



\_\_\_\_\_  
Date

Certification #:  
License 1:  
License 2:

Phone:

Fax:

# INTERVAL REPORT:

Hour	T	B	AC	pCi/L	Temp	Humd	Alpha
1				3.5	70	49	113
2				5.7	70	50	181
3				7.9	69	49	250
4				7.5	70	48	237
5				7.6	69	49	241
6				7.5	70	48	237
7				6.5	69	47	206
8				6.6	70	47	208
9				5.4	71	47	171
10				5.2	70	47	166
11				6.3	69	48	200
12				6.8	69	48	215
13				6.5	69	49	207
14				7.5	69	49	238
15				7.9	68	49	252
16				7.7	68	49	245
17				7.8	68	49	247
18				9.9	68	49	315
19				9.9	67	49	312
20				10.1	67	49	320
21				9.5	67	49	301
22				9.7	67	49	308
23				10.3	67	49	325
24				9.9	67	49	314
25				9.7	67	49	308
26				11.0	66	49	348
27				10.5	67	50	333
28				10.1	67	50	321
29				9.5	67	50	300
30				9.3	67	49	295
31				8.2	68	49	259
32				9.1	68	48	288
33				7.9	68	49	249
34				7.9	68	49	249
35				7.3	68	48	233
36				8.6	68	50	274
37				9.5	68	49	300
38				9.5	68	50	300
39				9.7	68	49	306
40				9.3	67	50	296
41				11.3	68	49	358
42				11.3	68	50	357
43				10.6	68	50	337
44				12.1	67	50	384
45				11.6	67	50	366
46				11.1	67	50	351

**Minimum:** 5.2 pCi/L      **Maximum:** 12.1 pCi/L      **Average:** 8.8 pCi/L

Date

Certification #:

License 1:

License 2:



# Home Inspection Report



584 Trumbull's Corners Rd  
Newfield, NY 14867

Prepared for: Jessica Higgins

Prepared by: Howell on Homes Inspection  
244 Piper Road

NYS License#16000062293

# Howell on Homes Inspection

Page 1 of 47  
6/26/2023 11:27:04 AM

Jessica Higgins  
584 Trumbull's Corners Rd

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# Howell on Homes Inspection

Page 2 of 47  
6/26/2023 11:27:04 AM

Jessica Higgins  
584 Trumbull's Corners Rd

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
SI	Safety Issue	Safety issues are items that should be addressed immediately.

## General Information

### Property Information

Property Address: 584 Trumbull's Corners Rd  
City: Newfield State: NY Zip: 14867

### Client Information

Client Name: Jessica Higgins  
Client Address:  
City: State: Zip:  
Phone: 607-745-5481 Email: higgi\_123@yahoo.com  
Referrer Name: Julia Louis  
Phone: 202-250-9638 Email: realtorjulialouis@gmail.com

### Inspection Company

Inspector Name James Howell  
Company Name Howell on Homes Inspection  
Address: 244 Piper Road  
Phone: 607-379-0200  
Email: James@howellonhomesinspection.com Web: www.howellonhomesinspection.com  
Amount Due: 500 Amount Received: 500

### Conditions

Others Present: Buyer Property Occupied: Vacant  
Estimated Age: 53 years Entrance Faces: Southeast  
Inspection Date: 2023-06-26  
Start Time: 08:30 AM End Time: 11:00 AM  
Utilities On:  Yes  No  Not Applicable  
Temperature: 74  
Weather: Partly cloudy Soil Conditions: Wet  
Space Below Grade: Basement  
Building Type: Single family Garage: Detached  
Water Source: Well How Verified: Multiple Listing Service  
Sewage Disposal: Septic How Verified: Multiple Listing Service  
Additions/Modifications: New shingles on roof

# Howell on Homes Inspection

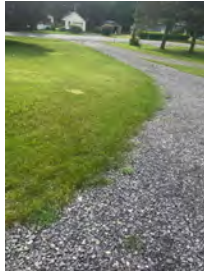
## General Information (Continued)

Permits Obtained: Unknown How Verified: Not Verified

## Lots and Grounds

A NPNI M D SI

1.       Driveway: Gravel - Shared



2.       Walks: Paver



3.       Steps/Stoops: Concrete - Uneven risers, trip hazard



4.       Porch: Concrete

5.       Patio: Concrete - The patio has settled towards the foundation causing a negative slope into the foundation



# Howell on Homes Inspection

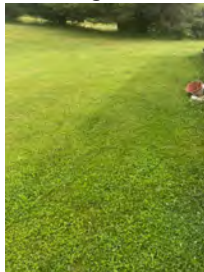
## Lots and Grounds (Continued)

6.  Deck: Treated wood - Uneven rise or run on steps, safety issue. Fall risk. Missing risers , 5 inch minimum stringer distance to tread is not met. Recommend stringer be brought up to this standard. Bolt to home at ledger, Railing height is unsafe. Open stringer is a fall risk



7.  Balcony:

8.  Grading: Moderate slope



9.  Swale: Adequate slope and depth for drainage - All water on the perimeter of the home should be directed away and down grade from the home. This is very important for a healthy dry basement. A healthy home has a healthy dry basement and or crawl space.



10.  Vegetation: Trees, Shrubs



11.  Window Wells:

12.  Retaining Walls:

13.  Basement Stairwell:

14.  Basement Stairwell Drain:

# Howell on Homes Inspection

## Lots and Grounds (Continued)

15.       Exterior Surface Drain: Culvert drain



16.       Fences: Chain link - Non continuous



17.       Lawn Sprinklers:

## Exterior

A NPNI M D SI

Entire home Exterior Surface

1.       Type: Vinyl siding - [Surface damage noted , Seal any potential areas of water intrusion recommended](#)



# Howell on Homes Inspection

## Exterior (Continued)

2.       Trim: Vinyl



3.       Fascia: Aluminum



4.       Soffits: Vinyl



5.       Door Bell: Hard wired - **Inoperative**



6.       Entry Doors: Metal



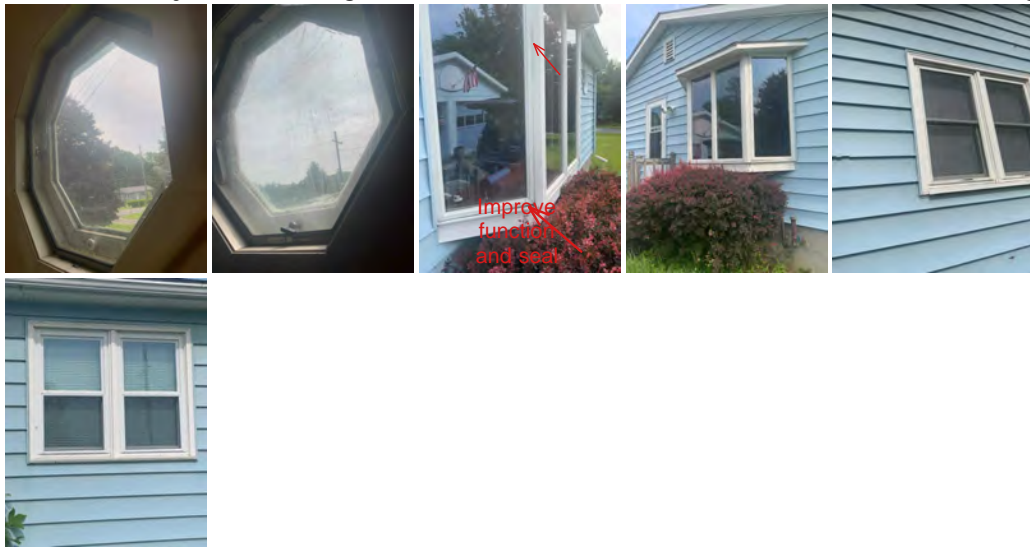
# Howell on Homes Inspection

## Exterior (Continued)

7.       Patio Door: Vinyl sliding



8.       Windows: Vinyl double hung, Wood casement - Wood casement windows are single layer glass



9.       Storm Windows:

10.       Window Screens: Vinyl mesh

11.       Basement Windows:

12.       Exterior Lighting: Surface mount



13.       Exterior Electric Outlets:

14.       Hose Bibs: Gate





# Howell on Homes Inspection

## Exterior (Continued)

15.       Gas Meter:  
16.       Main Gas Valve:

## Roof

A NPNI M D SI

Main Roof Surface \_\_\_\_\_

1. Method of Inspection: Ladder at eaves, Ground level, On roof  
2.       Unable to Inspect: 10%  
3.       Material: Asphalt shingle - [Roof near end of useful life, A qualified roofing contractor is recommended to evaluate and estimate longevity](#)



4. Type: Gable  
5. Approximate Age: 25 years  
6.       Flashing: Aluminum  
7.       Valleys: Preformed metal



8.       Skylights:

# Howell on Homes Inspection

## Roof (Continued)

9.       Plumbing Vents: ABS, PVC



10.       Electrical Mast: Mast with tie back at roof - Additional fasteners Recommended on line.



11.       Gutters: Aluminum



12.       Downspouts: Aluminum

13.       Leader/Extension: Acceptable

North Chimney

14.       Chimney: Block



15.       Flue/Flue Cap: Missing - Recommend adding rain/snow cap



# Howell on Homes Inspection

## Roof (Continued)

16.  Chimney Flashing: Tar covered - [Previous leakage noted seal flashing recommended](#)



## Garage/Carport

A NPNI M D SI

Detached Garage

1. Type of Structure: Detached Car Spaces: 2  
2.  Garage Doors: Wood - [Surface damage noted](#)



3.  Door Operation: Manual - [Loose or missing hardware, improve function](#)



4.  Door Opener:  
5.  Exterior Surface: Composit - [Surface damage noted](#)

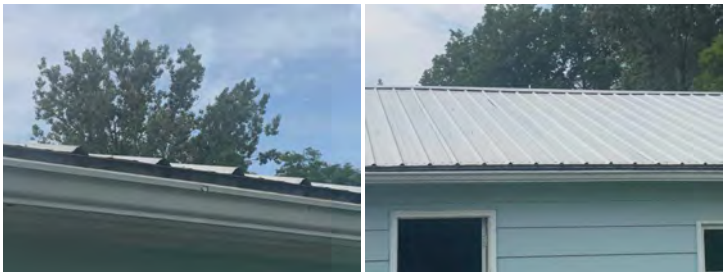


## Garage/Carport (Continued)

Exterior Surface: (continued)



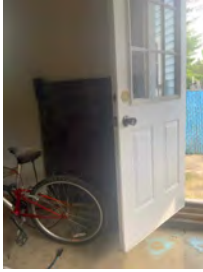
6.       Roof: Tin



7.       Roof Structure: Truss



8.       Service Doors: Metal



9.       Ceiling: Exposed framing



# Howell on Homes Inspection

## Garage/Carport (Continued)

10.  Walls: Drywall - [Discolored](#) , [Water stains present](#), [Damage noted](#)



11.  Floor/Foundation: Poured concrete



12.  Hose Bibs:

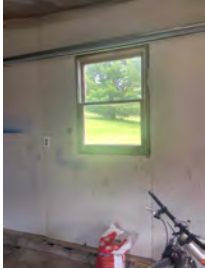
13.  Electrical: 110 VAC outlets and lighting circuits



14.  Smoke Detector:

15.  Heating:

16.  Windows: Wood double hung



17.  Gutters: Aluminum



## Garage/Carport (Continued)

- 18.       Downspouts: Aluminum
- 19.       Leader/Extensions: Acceptable - Water from the roof and gutters should be diverted away and down grade from the home. This is very important.



## Electrical

A NPNI M D SI

1. Service Size Amps: 100 Volts: 110-240 VAC

- 2.       Service: Aluminum



- 3.       120 VAC Branch Circuits: Copper



- 4.       240 VAC Branch Circuits: Copper and aluminum



- 5.       Aluminum Wiring: Localized circuits 1st Floor

# Howell on Homes Inspection

## Electrical (Continued)

6.       Conductor Type: Romex



7.       Ground: Service only

8.       Smoke Detectors: Hard wired with battery back up - [Change smoke detectors if suspect to be 10 years old, Smoke and carbon monoxide detectors should be installed](#)

9.       Carbon Monoxide Detectors: Exsistig, not tested. [Recommended](#)

Basement Electric Panel

---

10.       Manufacturer: Murray - Incomplete cover fasteners



11. Maximum Capacity: 100 Amps



12.       Main Breaker Size: 100 Amps



# Howell on Homes Inspection

## Electrical (Continued)

13.       Breakers: Copper and Aluminum



14.       Fuses:

15.       AFCI:

16.       GFCI: At GFCI receptacles only

17. Is the panel bonded?  Yes  No

## Structure

A NPNI M D SI

1.       Structure Type: Wood frame - No Wood destroying insect damage was observed in the structure.

2.       Foundation: Block



3.       Differential Movement:

4.       Beams: Bonded wood



5.       Bearing Walls: Block

6.       Joists/Trusses: 2x8





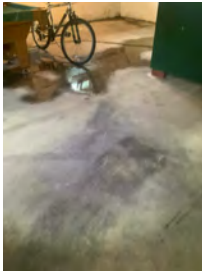
# Howell on Homes Inspection

## Structure (Continued)

7.  Piers/Posts: Steel posts - Pinned temporary jack not 3 inch solid recommended post. Undersized for permanent use by modern standards. Install proper 3 inch solid post jacks for perminate structural support, Excessive extension



8.  Floor/Slab: Poured slab - Moisture present.



9.  Stairs/Handrails:  
10.  Subfloor: Plywood



## Attic

A NPNI M D SI

Main Attic \_\_\_\_\_

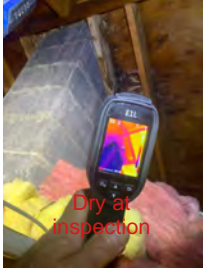
1. Method of Inspection: From the attic access  
2.  Unable to Inspect: 20%  
3.  Roof Framing: Rafter



# Howell on Homes Inspection

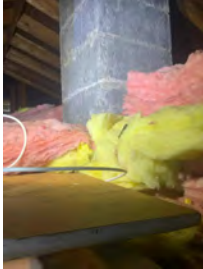
## Attic (Continued)

4.       Sheathing: Plywood



5.       Ventilation: Ridge and soffit vents

6.       Insulation: Fiberglass



7.       Insulation Depth: 12, 18 Inches.



8.       Vapor Barrier: Paper

9.       Attic Fan:

10.       House Fan:

11.       Wiring/Lighting:

12.       Moisture Penetration: Previous water penetration noted - Seal chimney flashing recommended



13.       Bathroom Fan Venting: Electric fan - Unable to determine exit location

# Howell on Homes Inspection

## Basement

A NPNI M D SI

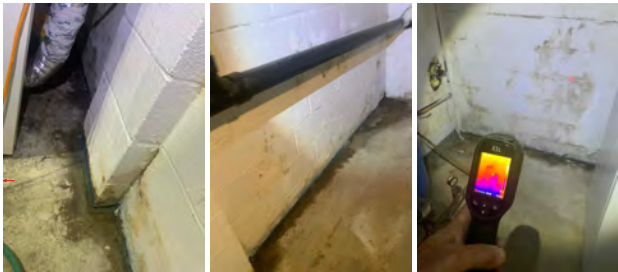
### Main Basement

1.       Unable to Inspect: 20%

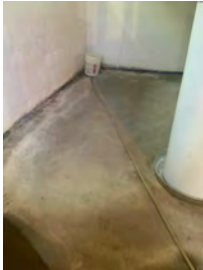
2.       Ceiling: Exposed framing



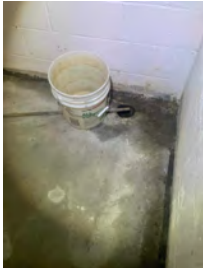
3.       Walls: Paint - Evidence of past or present water leakage, Discolored , Dry lock paint recommended , Improve exterior drainage recommended



4.       Floor: Poured



5.       Floor Drain: Surface drain - Improve drain cover recommended



6.       Doors:

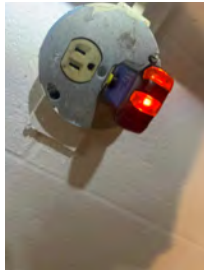
# Howell on Homes Inspection

## Basement (Continued)

7.       Windows: Vinyl casement



8.       Electrical: 110 VAC outlets and lighting circuits - Non GFCI



9.       Smoke Detector: Missing., Reccomend a smoke detector be installed.

10.       HVAC Source: Air exchange ventilation

11.       Vapor Barrier:

12.       Insulation: Fiberglass



13.       Ventilation: Windows

14.       Sump Pump:

15.       Moisture Location: Excessive humidity, Under the entire home - Pooling water, Water stains present, Humidity levels of 55% and greater increase possibility for mold like substance growth. Reduce humidity recommended , Dry lock paint recommended , A dehumidifier should be ran



# Howell on Homes Inspection

## Basement (Continued)

16.  Basement Stairs/Railings: Wood stairs with no handrails - **Unsafe, Fall risk, Open stringer safety issue**



## Crawl Space

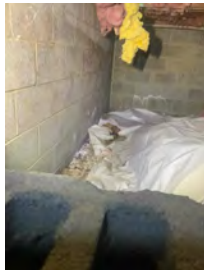
A NPNI M D SI

East Crawl Space

1. Method of Inspection: From the access  
2.  Unable to Inspect: 20%  
3.  Access: Open



4.  Moisture Penetration: Dampness



5.  Moisture Barrier: Plastic - **Penetrations noted in barrier**



6.  Ventilation:

## Crawl Space (Continued)

7.       Insulation: Fiberglass - Reposition



8.       Vapor Barrier:

9.       Sump Pump:

10.       Electrical:

11.       HVAC Source: Air exchange ventilation

## Heating System

A NPNI M D SI

Main Heating System

1.       Heating System Operation: Adequate

2. Manufacturer: Williamson



3. Model Number: CLB105 Serial Number: 0308

4. Type: Forced air Capacity: 100,000 BTUHR

5. Area Served: Whole building Approximate Age: 20 years

6. Fuel Type: Fuel oil

7.       Heat Exchanger: 1 Burner - [No service log in view, Service verification recommended](#)

8. Unable to Inspect: 70%

9.       Blower Fan/Filter: Belt drive with disposable filter



## Heating System (Continued)

10.       Distribution: Metal duct



11.       Circulator:

12.       Draft Control: Automatic



13.       Flue Pipe: Single wall - Seal vent penetration into wall/chimney, A rain cap is recommended on chimney



14.       Controls:

15.       Devices:

16.       Humidifier:

17.       Thermostats: Individual

18.       Fuel Tank: Oil tank - Unable to view entire tank, further evaluation recommended.  
Recommended one foot from exterior walls



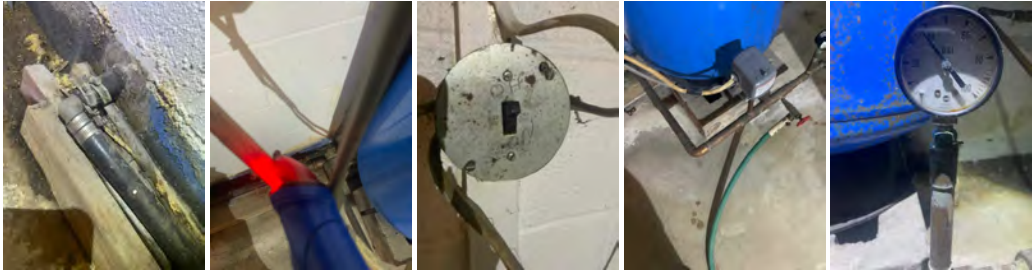
19. Tank Location: Basement

20. Suspected Asbestos: No

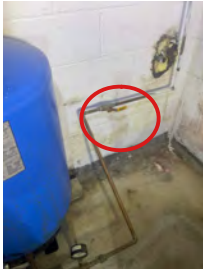
## Plumbing

A NPNI M D SI

1.       Service Line: ABS



2.       Main Water Shutoff: Basement



3.       Water Lines: Copper, PVC - Covered water lines can not be evaluated



4.       Drain Pipes: PVC - Functional flow appears adequate, no determination past the exterior wall can be made in association with exterior septic or sewer function.



5.       Service Caps: Accessible





## Plumbing (Continued)

6.       Vent Pipes: PVC, ABS

7.       Gas Service Lines:



### Basement Water Heater

8.       Water Heater Operation: Adequate - Evaluation of a node rod recommended to possibly reduce or eliminate hydrogen sulfide gas smell in hot water

9. Manufacturer: Whirlpool



10. Model Number: EE2H40 Serial Number: 0538

11. Type: Electric Capacity: 40 Gal.

12. Approximate Age: 18 years Area Served: Whole building

13.       Flue Pipe:

14.       TPRV and Drain Tube: Missing - **Missing drain tube**



## Bathroom

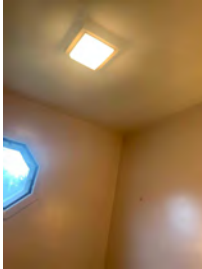
A NPNI M D SI

1st floor main East Bathroom

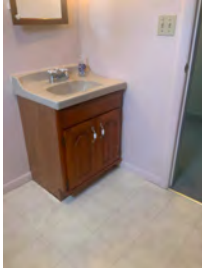
1.       Closet: Large



2.       Ceiling: Paint



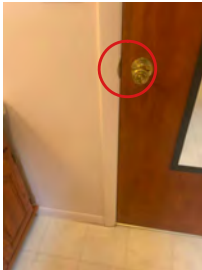
3.       Walls: Paint



4.       Floor: Vinyl floor covering



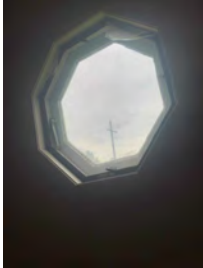
5.       Doors: Hollow wood - Door does not latch



# Howell on Homes Inspection

## Bathroom (Continued)

6.       Windows: Wood casement - Hard operation, Improve seal



7.       Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI

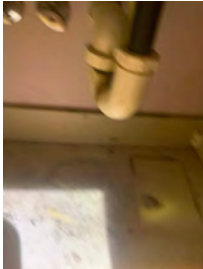


8.       Counter/Cabinet: Laminate and wood - Water damage present under the counter

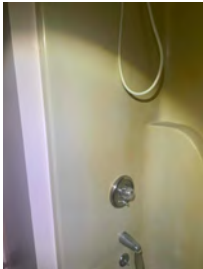


9.       Sink/Basin: One piece sink/counter top

10.       Faucets/Traps: Delta fixtures with a PVC trap - Previous leakage noted



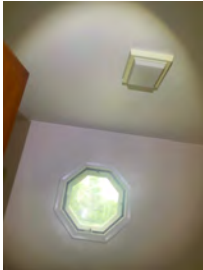
11.       Tub/Surround: Fiberglass tub and fiberglass surround



12.       Shower/Surround:

## Bathroom (Continued)

- 13.  Spa Tub/Surround:
- 14.  Toilets: 3 Gallon Tank
- 15.  HVAC Source: Heating system register
- 16.  Ventilation: Electric ventilation fan and window



1st floor main Bathroom

---

- 17.  Closet: Large



- 18.  Ceiling: Paint



- 19.  Walls: Paint and tile



- 20.  Floor: Vinyl floor covering

## Bathroom (Continued)

Floor: (continued)



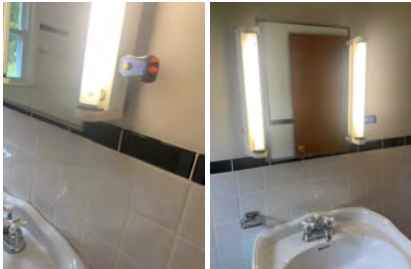
21.  Doors: Hollow wood - Door does not latch, Door stop recommended



22.  Windows: Vinyl double hung



23.  Electrical: 110 VAC outlets and lighting circuits - Non-GFCI circuit



24.  Counter/Cabinet:

25.  Sink/Basin: Porcelain, Pedestal

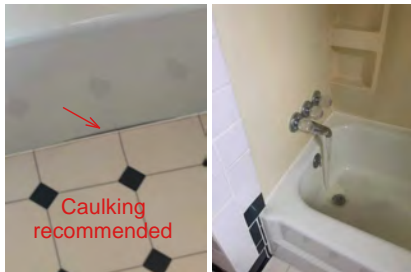


## Bathroom (Continued)

26.       Faucets/Traps: Delta fixtures with a PVC trap



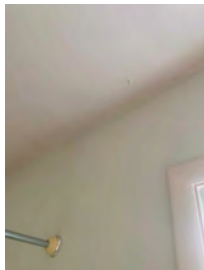
27.       Tub/Surround: Porcelain tub and fiberglass surround - Caulking recommended.



28.       Shower/Surround:  
29.       Spa Tub/Surround:  
30.       Toilets: 3 Gallon Tank  
31.       HVAC Source: Heating system register



32.       Ventilation: Window - Poor ventilation can cause mold and or mildew formation, with discoloration of ceiling and walls. Proper ventilation is very important in bathrooms with tubs and or showers that can cause excessive steam and moisture accumulation. Recommended vent fan that exhaust to exterior



## Kitchen

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### 1st Floor Kitchen

1.       Cooking Appliances: Frigidaire



2.       Ventilator:



3.       Disposal:

4.       Dishwasher:

5. Air Gap Present?  Yes  No

6.       Trash Compactor:

7.       Refrigerator: General Electric



8.       Microwave:

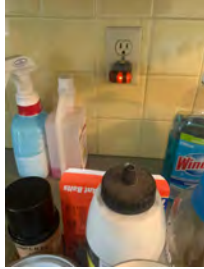
9.       Sink: Stainless Steel



# Howell on Homes Inspection

## Kitchen (Continued)

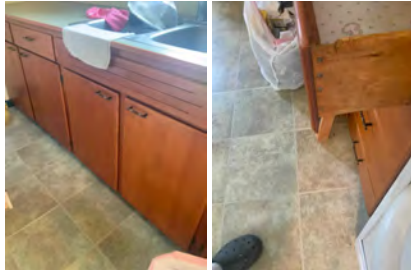
10.       Electrical: 110 VAC outlets and lighting circuits - Non-GFCI circuit



11.       Plumbing/Fixtures: Chrome - Low flow, An S trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap primed. Fixtures should be monitored for sewer odor.



12.       Counter Tops: Formica  
13.       Cabinets: Laminate and composite materials



14.       Pantry:  
15.       Ceiling: Paint





# Howell on Homes Inspection

## Kitchen (Continued)

16.       Walls: Paint and tile



17.       Floor: Vinyl floor covering



18.       Doors: Metal entry

19.       Windows: Vinyl double hung



20.       HVAC Source: Heating system register

## Bedroom

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Primary, Front Bedroom

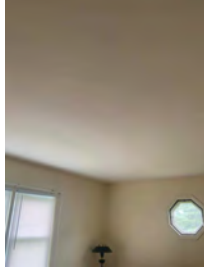
1.       Closet: Large



# Howell on Homes Inspection

## Bedroom (Continued)

2.       Ceiling: Paint



3.       Walls: Paint



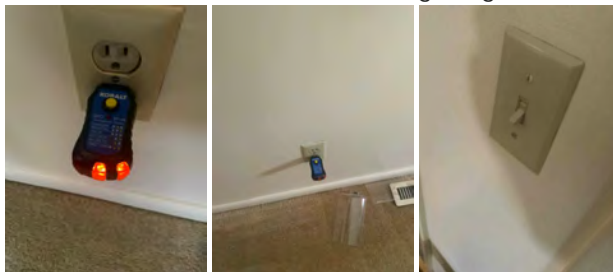
4.       Floor: Carpet

5.       Doors: Hollow wood

6.       Windows: Wood casement, Vinyl double hung



7.       Electrical: 110 VAC outlets and lighting circuits - Switched receptacle, no overhead light.



8.       HVAC Source: Heating system register

9.       Smoke Detector: Missing., Reccomend a smoke detector be installed.

Rear Bedroom

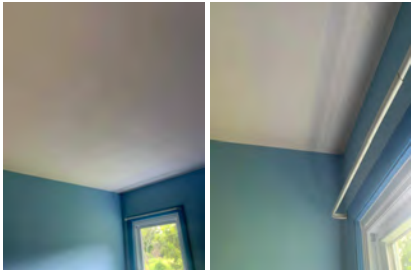
# Howell on Homes Inspection

## Bedroom (Continued)

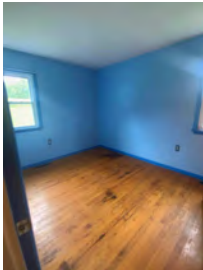
10.       Closet: Large



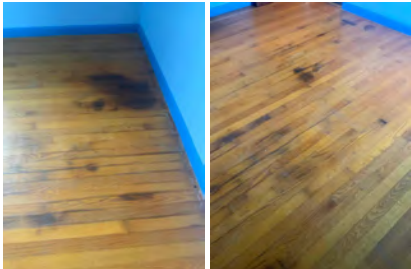
11.       Ceiling: Paint - Loose or peeling paint



12.       Walls: Paint



13.       Floor: Hardwood



14.       Doors: Hollow wood - Door does not latch, Door stop recommended



# Howell on Homes Inspection

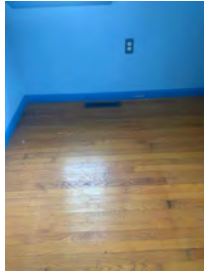
## Bedroom (Continued)

15.       Windows: Vinyl double hung



16.       Electrical: 110 VAC outlets and lighting circuits - no overhead light.

17.       HVAC Source: Heating system register



18.       Smoke Detector: Missing., Reccomend a smoke detector be installed.

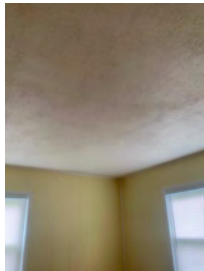
Front, North Bedroom

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19.       Closet: Large



20.       Ceiling: Paint

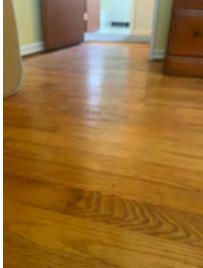


21.       Walls: Paint

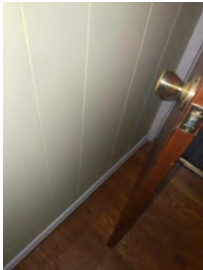


## Bedroom (Continued)

22.       Floor: Hardwood



23.       Doors: Hollow wood - Door stop recommended



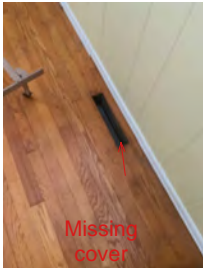
24.       Windows: Vinyl double hung



25.       Electrical: 110 VAC outlets and lighting circuits - no overhead light.



26.       HVAC Source: Heating system register



27.       Smoke Detector: Missing., Reccomend a smoke detector be installed.

# Howell on Homes Inspection

## Living Space

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Living Room, Dining Room, Family Room, Office Living Space

1.       Closet: Large



2.       Ceiling: Paint



3.       Walls: Paint



4.       Floor: Carpet, Hardwood

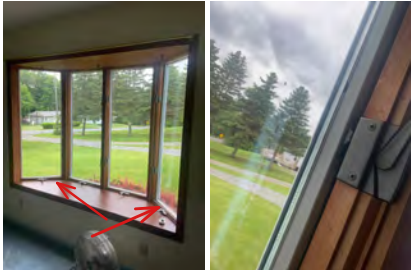


5.       Doors: Hollow wood

6.       Windows: Vinyl casement, Vinyl double hung, Anderson Windows - Bay windows will not function properly. Repair is recommended on bay window caseing. Sag noted in frame.

## Living Space (Continued)

Windows: (continued)



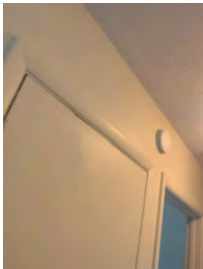
7.       Electrical: 110 VAC outlets and lighting circuits



8.       HVAC Source: Heating system register



9.       Smoke Detector: Battery operated - Change smoke detectors if suspect to be 10 years old, Smoke and carbon monoxide detectors should be installed



# Howell on Homes Inspection

## Laundry Room/Area

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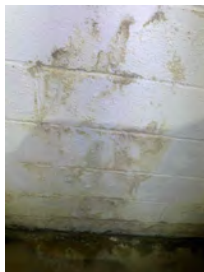
### Basement Laundry Room/Area

1.       Closet:

2.       Ceiling: Exposed framing



3.       Walls: Paint - Improve exterior drainage recommended , Dry lock paint recommended , Discolored



4.       Floor: Poured



5.       Doors:

6.       Windows: Vinyl casement



7.       Electrical: 110 VAC outlets and lighting circuits, 220 VAC

8.       Smoke Detector:

9.       HVAC Source: Air exchange ventilation

10.       Laundry Tub:

11.       Laundry Tub Drain:



# Howell on Homes Inspection

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Jessica Higgins  
584 Trumbull's Corners Rd

## Laundry Room/Area (Continued)

12.       Washer Hose Bib: Ball valves - New hoses recommended



13.       Washer and Dryer Electrical: 110-240 VAC

14.       Dryer Vent: Metal flex - Cleaning recommended



15.       Dryer Gas Line:

16.       Washer Drain: Wall mounted drain - [24 inch minimum riser height recommended](#)



17.       Floor Drain:

## Final Comments

Any home built prior to 1978 could potentially have Asbestos or Lead in the construction materials.

If you plan on removing or sanding any suspected materials, I recommend you educate yourself on proper protocol on such projects and hire a qualified professional. This inspection is valid on the day of the inspection only and for the listed client on the inspection.

I recommend you download a PDF of this report for your files. This version may not be available in the future. Thank you for your business.

If you have any questions please feel free to contact me.

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Steps/Stoops: Concrete - [Uneven risers, trip hazard](#)



2. Patio: Concrete - [The patio has settled towards the foundation causing a negative slope into the foundation](#)



### Exterior

3. Entire home Exterior Surface Type: Vinyl siding - [Surface damage noted , Seal any potential areas of water intrusion recommended](#)



### Roof

4. Main Roof Surface Material: Asphalt shingle - [Roof near end of useful life, A qualified roofing contractor is recommended to evaluate and estimate longevity](#)



## Roof (Continued)



5. North Chimney Chimney Flashing: Tar covered - Previous leakage noted seal flashing recommended



## Garage/Carport

6. Detached Garage Garage Doors: Wood - Surface damage noted



7. Detached Garage Door Operation: Manual - Loose or missing hardware, improve function



8. Detached Garage Exterior Surface: Composite - Surface damage noted



## Garage/Carport (Continued)



9. Detached Garage Walls: Drywall - [Discolored](#) , [Water stains present](#), [Damage noted](#)

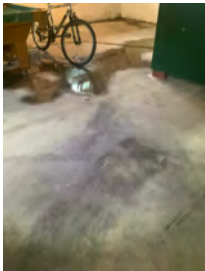


### Electrical

10. Smoke Detectors: Hard wired with battery back up - [Change smoke detectors if suspect to be 10 years old](#),  
[Smoke and carbon monoxide detectors should be installed](#)
11. Carbon Monoxide Detectors: Existig, not tested. [Recommended](#)

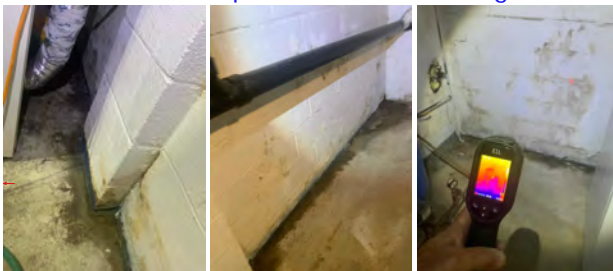
### Structure

12. Floor/Slab: Poured slab - [Moisture present](#).



### Basement

13. Main Basement Walls: Paint - [Evidence of past or present water leakage](#), [Discolored](#) , [Dry lock paint recommended](#) , [Improve exterior drainage recommended](#)



## Marginal Summary (Continued)

### Crawl Space

14. East Crawl Space Moisture Barrier: Plastic - [Penetrations noted in barrier](#)



### Heating System

15. Main Heating System Heat Exchanger: 1 Burner - [No service log in view, Service verification recommended](#)

### Bathroom

16. 1st floor main East Bathroom Doors: Hollow wood - [Door does not latch](#)



17. 1st floor main Bathroom Doors: Hollow wood - [Door does not latch, Door stop recommended](#)



### Bedroom

18. Rear Bedroom Doors: Hollow wood - [Door does not latch, Door stop recommended](#)



## Marginal Summary (Continued)

### Laundry Room/Area

19. Basement Laundry Room/Area Walls: Paint - [Improve exterior drainage recommended](#) , [Dry lock paint recommended](#) , [Discolored](#)



20. Basement Laundry Room/Area Washer Drain: Wall mounted drain - [24 inch minimum riser height recommended](#)



## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Deck: Treated wood - **Uneven rise or run on steps, safety issue. Fall risk. Missing risers, 5 inch minimum stringer distance to tread is not met. Recommend stringer be brought up to this standard. Bolt to home at ledger, Railing height is unsafe. Open stringer is a fall risk**



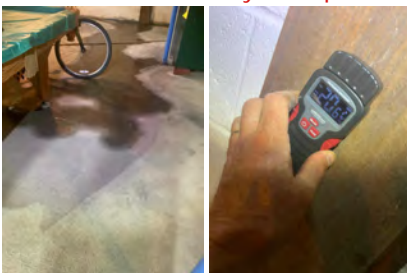
Exterior

2. Door Bell: Hard wired - **Inoperative**



Basement

3. Main Basement Moisture Location: Excessive humidity, Under the entire home - **Pooling water, Water stains present, Humidity levels of 55% and greater increase possibility for mold like substance growth. Reduce humidity recommended, Dry lock paint recommended, A dehumidifier should be ran**



# Howell on Homes Inspection

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Jessica Higgins  
584 Trumbull's Corners Rd

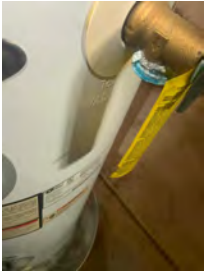
## Defective Summary (Continued)

4. Main Basement Basement Stairs/Railings: Wood stairs with no handrails - **Unsafe, Fall risk, Open stringer safety issue**



## Plumbing

5. Basement Water Heater TPRV and Drain Tube: Missing - **Missing drain tube**



## Living Space

6. Living Room, Dining Room, Family Room, Office Living Space Windows: Vinyl casement, Vinyl double hung, Anderson Windows - **Bay windows will not function properly. Repair is recommended on bay window casing. Sag noted in frame.**

