

6010 Turnpike Rd, Trumansburg, NY

MLS # 408321

\$410,000



Tucked onto 5 private acres on the crest of a hill sits this charming and inspirational 3 bedroom 2 bath plus an office, 2465 sq. ft. contemporary with decks on every level to survey the valley and the sunlit, peaceful nature that abounds. Walls of windows, hardwood floors, character-filled rooms, a great room with a unique stone fireplace and round alcove, a tiny meditation cabana on its own deck! This is a remarkable property in the Trumansburg school district (but with advantageous Schuyler County taxes) only 15 minutes to Wegmans in Ithaca, 10 minutes to the Village of Trumansburg, and 15 minutes to Watkins Glen and the wineries on Seneca Lake. Unforgettable.



For more information go to www.carolbushberg.com



Hilda Moleski

Licensed Real Estate Broker

607.220.3369

hilda@carolbushberg.com



421 N. Aurora Street, Ithaca, NY 14850

Active
Listing # 408321

6010 Turnpike Rd
Trumansburg, NY 14886-9633

List Price: \$410,000



Original Price: \$410,000
Style: Contemporary
Beds: 3
Baths (F/H): 2 (2 0)
Approx Sq. Ft.: 2,465
Price/Sq Ft: 166.33
Lot Sq Ft (approx): 4.9800
Year Built: 1986
Driveway: Gravel
Garage Spaces: 0

Sold Price: 0.00
Property Subtype: SngFam
County: Schuyler
Neighborhood: Other
District: Trumansburg
Property Loc.: Hector
Subdivision:
Lake Privileges:
Lake Name:

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

Zoning: 01 - NOT ZONED
Current Total Taxes: 0.00
Avg Mo Utilities:

Assessment: 332000
Lot Acres: 4.9800
Deed Restrictions: Unknown

Deed Ref.: 387/178
Lot Size:

Survey: Available
AMPS: 200

Living Room: 14.80x19.10 Level: Main
Dining Room: 7.10x10.10 Level: Main
Kitchen: 18.70x18.60 Level: Main
Family Room:
Basement: Concrete Floor,Full,Partial/Mixed,Walkout Ext Access

Master Bedroom: 17.30x18.50 Level: Upper
Bedroom 2: 11.40x13.40 Level: Upper
Bedroom 3: 8.40x17.40 Level: Upper
Bedroom 4:

Main Lev Aprx Sq Ft: 0
Upper Lev Aprx Sq Ft: 0
#Main Lev Full Baths: 1
#Main Lev Half Baths: 0

Insulation/Type: Full
Floor Coverings: Bamboo,Ceramic Tile,Hardwood,Vinyl
Fireplace/Stove: Wood Stove
of Fireplaces/Stoves: 1

Appliances Convey: Dishwasher,Dryer,Refrigerator,Stove-Gas,Washer,Wtr Treatmnt Owned

Energy Features: Double Pane

Heating/Cooling: Boiler,Ceiling Fan,Electric,Oil,Propane Tank
Leased,Radiant,Radiator,Wood

Interior Features: Built-Ins,Cathedral Ceilings,High Speed Int Exist,Skylight(s),Smoke
Detector

Style: Contemporary
Construction: Existing
Construction Type: Frame
Siding: Wood
Roof: Asphalt
Foundation: Poured
Garage/Parking: None
Driveway: Gravel
Fencing: None
RV Hookup: No
Sewer/Septic: Private Septic
Water Source: Well

Exterior Features: Balcony,Deck,Distant View,Flower Gardens,Fruit Trs/Berries/Grp,More Land Available,Pond,Storage Shed,Woods

Disclosures: Agriculture District,CO Detector,Electric/Surcharge,Property Condition,Smoke Detector,Mineral Rights,Uncapped Gas Well

Financing Remarks:

Directions : Route 79W, left onto Turnpike. Driveway on left at crest of the hill.

Description: Tucked onto 5 private acres on the crest of a hill sits this charming and inspirational 3 bedroom 2 bath 2465 sq. ft. contemporary with decks on every level to survey the valley and the sunlit, peaceful nature that abounds. Walls of windows, hardwood floors, character-filled rooms, a great room with a unique stone fireplace and round alcove, a tiny meditation cabana on its own deck! This is a remarkable property in the Trumansburg school district (but with advantageous Schuyler County taxes) only 15 minutes to Wegmans in Ithaca, 10 minutes to the Village of Trumansburg, and 15 minutes to Watkins Glen and the wineries on Seneca Lake. Unforgettable.

Presented By:



Hilda Moleski

Lic: 30MO1012648
Direct: 607-220-3369
Direct: 607-220-3369
Office: 607-273-3400

Email: hilda@carolbushberg.com
Web Page: <http://www.carolbushberg.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>

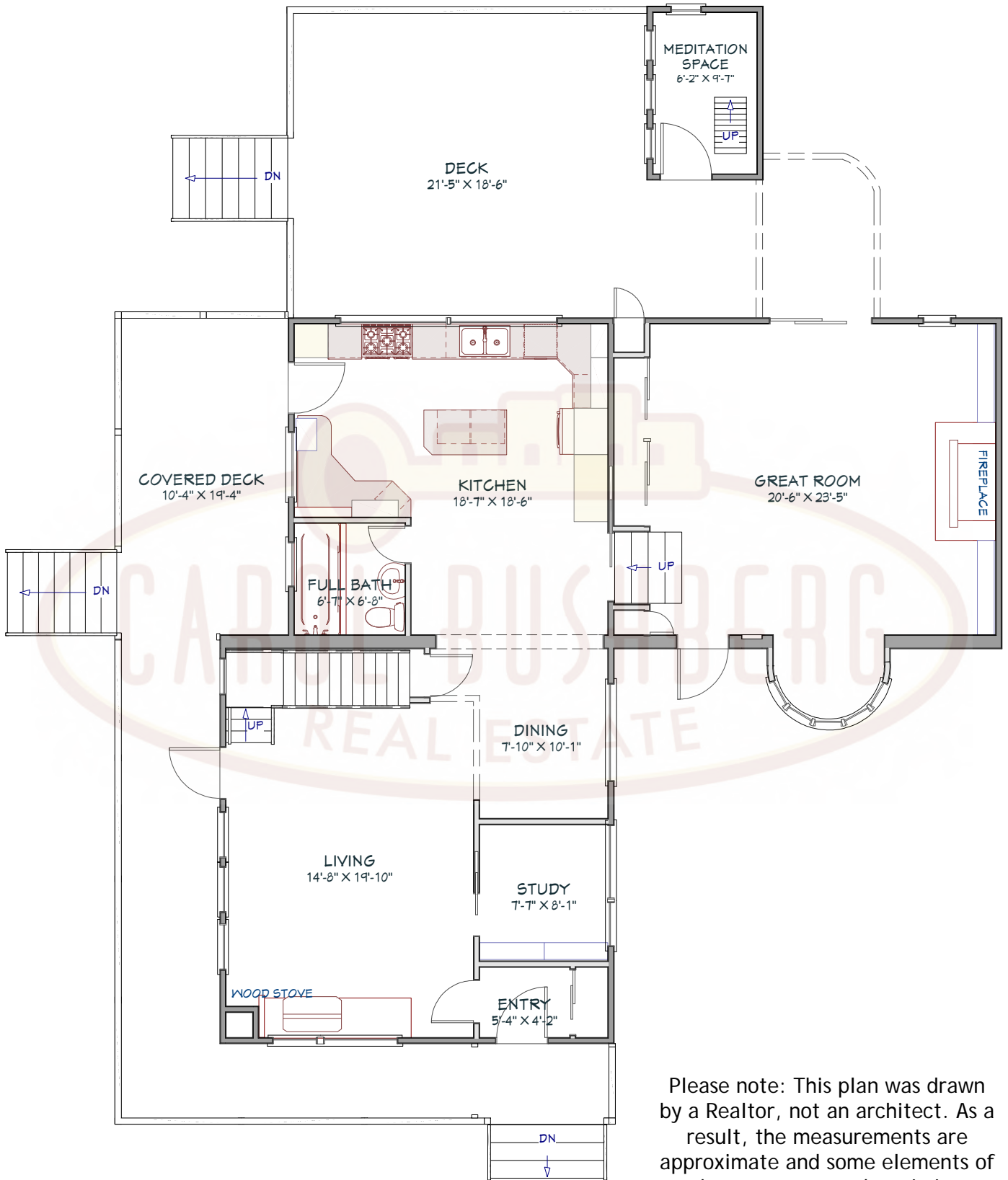
List of Recent Improvements 6010 Turnpike Rd. (Since 2018):

- *New kitchen gas range
- *New roof on the addition (great room)
- *Opened up the wall between dining room and kitchen correctly (added a header)
- *New picture window in dining room, plus other new windows
- *New deck on upper floor outside the primary bedroom
- *New boiler (heat upstairs is electric; heat on first floor is hot water/radiators; heat in great room is radiant heat).
- *New steel liner in wood stove chimney
- *Repaired wood stove
- *New oil tank

More Information

- *Haefele is the internet provider
- * Wood stove has been used every year, though it sells in as-is condition
- *July 27th is the seller's preferred closing date

6010 Turnpike Road
Trumansburg, NY 14886
Main Level



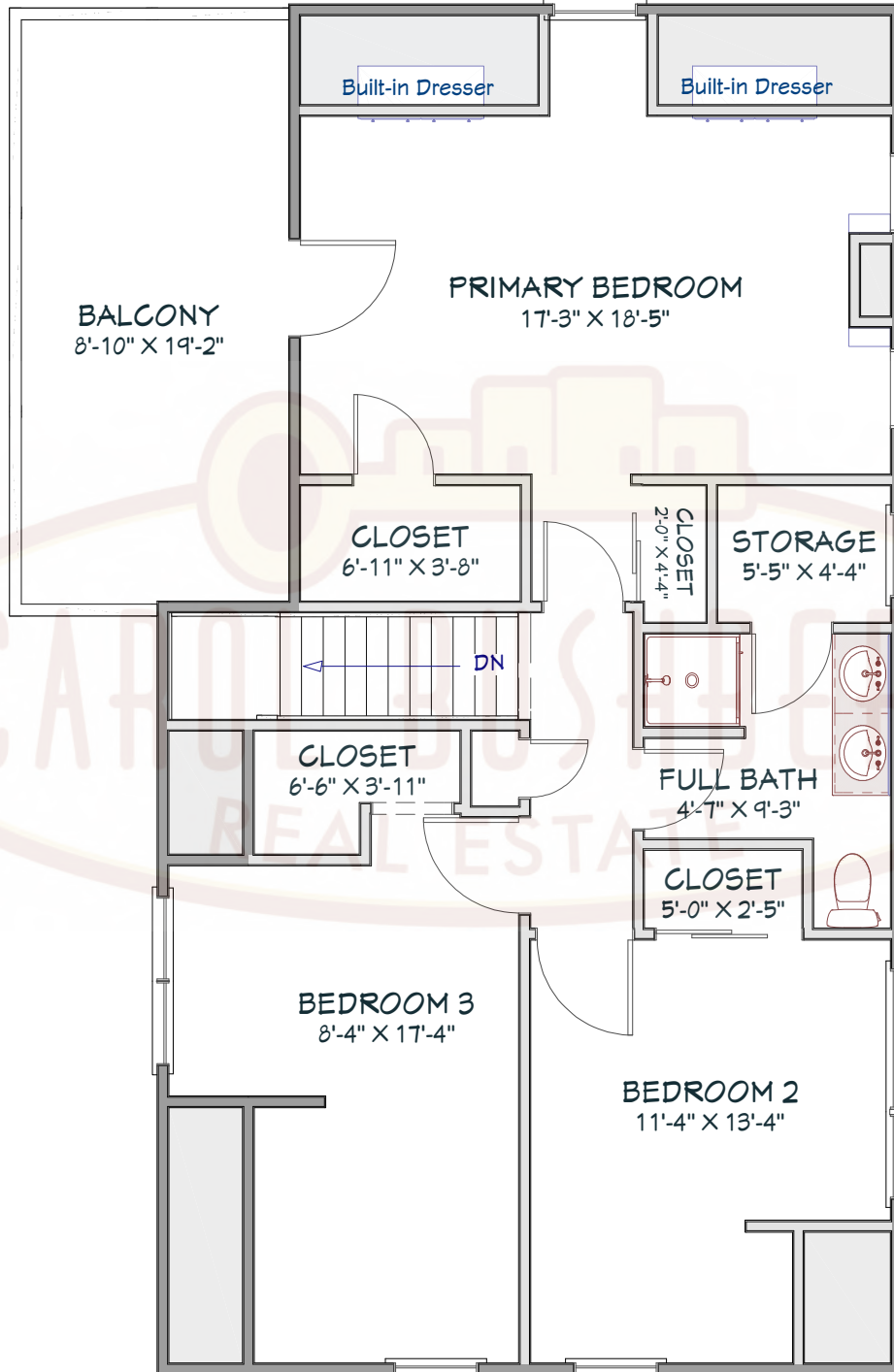
Please note: This plan was drawn by a Realtor, not an architect. As a result, the measurements are approximate and some elements of the property may be missing altogether. We do our best.

6010 Turnpike Road
Trumansburg, NY 14886
Main Level ESTATE



Please note: This plan was drawn by a Realtor, not an architect. As a result, the measurements are approximate and some elements of the property may be missing altogether. We do our best.

6010 Turnpike Road
Trumansburg, NY 14886
Upper Level



Please note: This plan was drawn by a Realtor, not an architect. As a result, the measurements are approximate and some elements of the property may be missing altogether. We do our best.

6010 Turnpike Road
Trumansburg, NY 14886
Upper Level



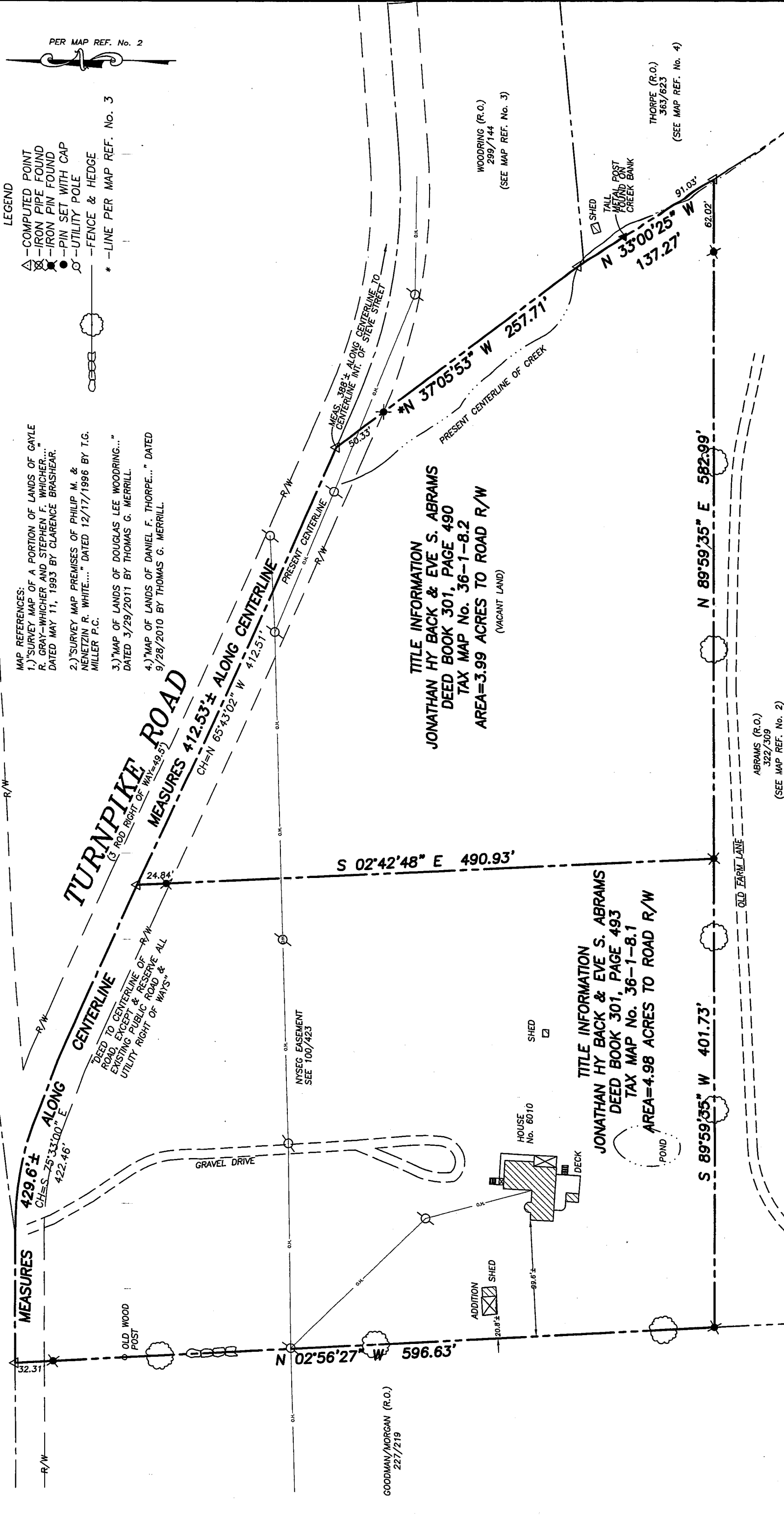
Please note: This plan was drawn by a Realtor, not an architect. As a result, the measurements are approximate and some elements of the property may be missing altogether. We do our best.

PER MAP REF. No. 2

LEGEND

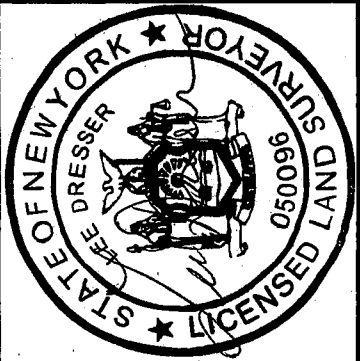
- △ - COMPUTED POINT
- ⊗ - IRON PIPE FOUND
- ⊙ - IRON PIN FOUND
- - PIN SET WITH CAP
- - UTILITY POLE
- - FENCE & HEDGE
- * - LINE PER MAP REF. No. 3

- MAP REFERENCES:
- 1.) "SURVEY MAP OF A PORTION OF LANDS OF GAYLE R. GRAY--WHICHER AND STEPHEN F. WHICHER..." DATED MAY 11, 1993 BY CLARENCE BRASHEAR.
 - 2.) "SURVEY MAP PREMISES OF PHILIP M. & NEMETZIN R. WHITE..." DATED 12/17/1996 BY T.G. MILLER P.C.
 - 3.) "MAP OF LANDS OF DOUGLAS LEE WOODRING..." DATED 3/29/2011 BY THOMAS G. MERRILL.
 - 4.) "MAP OF LANDS OF DANIEL F. THORPE..." DATED 9/28/2010 BY THOMAS G. MERRILL.



TITLE INFORMATION
JONATHAN HY BACK & EVE S. ABRAMS
 DEED BOOK 301, PAGE 490
 TAX MAP No. 36-1-8.2
 AREA=3.99 ACRES TO ROAD R/W
 (VACANT LAND)

TITLE INFORMATION
JONATHAN HY BACK & EVE S. ABRAMS
 DEED BOOK 301, PAGE 493
 TAX MAP No. 36-1-8.1
 AREA=4.98 ACRES TO ROAD R/W



REVISED

TITLE:
SURVEY MAP
 SHOWING LANDS OF
JONATHAN HY BACK & EVE S. ABRAMS
 LOCATED ON TURNPIKE ROAD
 TOWN OF HECTOR, SCHUYLER COUNTY, NEW YORK

DATE: **6/29/2017**
 SCALE: **1"=80'**

ABRAMS (R.O.)
 322/309
 (SEE MAP REF. No. 2)

S17440

T. G. MILLER P.C.
 ENGINEERS AND SURVEYORS
 203 NORTH AURORA STREET
 ITHACA, NEW YORK 14850
 TEL (607)272-6477

WARNING
 ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL UTILITIES SHOWN ON THIS MAP ARE THE PROPERTY OF THE MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

CERTIFICATION
 Barbara J. Kelly
 Coughlin & Gerhart, LLP
 First American Title Insurance Co.

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 and that I found no visible encroachments either way across property, lines except as shown hereon.

SIGNED: *Lee Dresser* DATED: **6/29/17**



Division of Licensing Services

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.ny.gov

Property Condition Disclosure Statement

Name of Seller or Sellers: Barbara Kelly

Property Address: 6010 Turnpike Rd. Tarrytown, N.Y. 10596

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. 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 resident of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be construction 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:

- a. Answer all questions based upon your actual knowledge.
- b. Attach additional pages with your signature if additional space is required.
- c. Complete this form yourself.
- d. If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check "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

1. How long have you owned the property? 6 yrs

2. How long have you occupied the property? 6 yrs

3. What is the age of the structure or structures? 1986
Note to buyer - If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.

4. 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? NYSEG line near Road Yes No Unknown NA

5. Does anybody else claim to own any part of your property? *If yes, explain below* Yes No Unknown NA

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 Unknown NA

Property Condition Disclosure Statement

7. Are there any features of the property shared in common with adjoining landowners or a home-owner's association, such as walls, fences or driveways? *If yes, describe below* Yes No Unknown NA
-
8. Are there any electric or gas utility surcharges for line extensions, special assessments or home-owner or other association fees that apply to the property? *If yes, describe below* Yes No Unknown NA
-
9. Are there certificates of occupancy related to the property? *If no, explain below* Yes No Unknown 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 Unknown NA
-
11. Is any or all of the property located in a designated wetland? *If yes, explain below* Yes No Unknown NA
-
12. Is the property located in an agricultural district? *If yes, explain below* Yes No Unknown NA
-
13. Was the property ever the site of a landfill? *If yes, explain below* Yes No Unknown NA
-
14. Are there or have there ever been fuel storage tanks above or below the ground on the property? Yes No Unknown NA
- If yes, are they currently in use? Yes No Unknown NA
 - Location(s)
-
- Are they leaking or have they ever leaked? *If yes, explain below* Yes No Unknown NA
15. Is there asbestos in the structure? *If yes, state location or locations below* Yes No Unknown NA
-

Property Condition Disclosure Statement

16. Is lead plumbing present? *If yes, state location or locations below* Yes No Unknown NA

17. Has a radon test been done? *If yes, attach a copy of the report* Yes No Unknown 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 Unknown 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 Unknown NA

STRUCTURAL

20. Is there any rot or water damage to the structure or structures? *If yes, explain below* Yes No Unknown NA

21. Is there any fire or smoke damage to the structure or structures? *If yes, explain below* Yes No Unknown NA

22. Is there any termite, insect, rodent or pest infestation or damage? *If yes, explain below* Yes No Unknown NA

23. Has the property been tested for termite, insect, rodent or pest infestation or damage? Yes No Unknown NA
If yes, please attached report(s)

24. What is the type of roof/roof covering (slate, asphalt, other)? asphalt

• Any known material defects? no

• How old is the roof? Main Roof unknown

• Is there a transferable warrantee on the roof in effect now? *If yes, explain below* young roof - 1 yr

no

Property Condition Disclosure Statement

25. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? Yes No Unknown NA

MECHANICAL SYSTEMS AND SERVICES

26. What is the water source? (Check all that apply) Well Private Municipal
 Other: _____

• If municipal, is it metered? Yes No Unknown NA

27. Has the water quality and/or flow rate been tested? Yes No Unknown NA

I haven't tested flow rate has been June

28. 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? *6 yrs ago*

• Frequency of pumping? *?*

• Any known material defects? If yes, explain below Yes No Unknown NA

29. Who is your electric service provider? *NYS&G*

• What is the amperage? *200*

• Does it have circuit breakers or fuses? *circuit Breakers*

• Private or public poles? *public*

• Any known material defects? If yes, explain below Yes No Unknown 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 Unknown NA

31. Does the basement have seepage that results in standing water? If yes, explain below Yes No Unknown NA

Property Condition Disclosure Statement

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 Unknown NA
- 33. Security system? Yes No Unknown NA
- 34. Carbon monoxide detector? Yes No Unknown NA
- 35. Smoke detector? Yes No Unknown NA
- 36. Fire sprinkler system? Yes No Unknown NA
- 37. Sump pump? Yes No Unknown NA
- 38. Foundation/slab? Yes No Unknown NA
- 39. Interior walls/ceilings? Yes No Unknown NA
- 40. Exterior walls or siding? Yes No Unknown NA
- 41. Floors? Yes No Unknown NA
- 42. Chimney/fireplace or stove? Yes No Unknown NA
- 43. Patio/deck? Yes No Unknown NA
- 44. Driveway? Yes No Unknown NA
- 45. Air conditioner? Yes No Unknown NA
- 46. Heating system? Yes No Unknown NA
- 47. Hot water heater? Yes No Unknown NA

48. The property is located in the following school district _____

Trumbull

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.

**Sliding glass door in great room is not functional and in need of replacement.

**Whole house fan is not functional.

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 Ben J. Kelly

Date 05/03/2023

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 _____



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

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 HILDA MOLESKI (print name of licensee) of _____ (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

Seller as a (check relationship below)

Buyer as a (check relationship below)

Seller's agent

Buyer's agent

Broker's agent

Broker's agent

Dual agent

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) Barbara Kelly acknowledge receipt of a copy of this disclosure

form: signature of Buyer(s) and/or Seller(s):

[Signature]

Date: 03/20/22

Date: _____



Division of Licensing Services

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

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

New York State Housing Discrimination Disclosure Form

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;
- 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
- 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

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 HILAA Maleski (print name of Real Estate Salesperson/
Broker) of Coral Bushberg RE (print name of Real Estate company, firm or brokerage)

(I)(We) Barbara Kelly

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

Real Estate Consumer/Seller/Landlord Signature [Signature] Date: 03/20/23

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



DISCLOSURE FORM – PART A

Utility Surcharges/Agricultural Districts/Uncapped Natural Gas well

PROPERTY ADDRESS: 6010 Turnpike Rd. Tompkinsburg NY 14886

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:

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: [Signature] BUYER: _____

SELLER: _____ BUYER: _____

DATE: _____ DATE: _____



DISCLOSURE FORM – PART B

Protection Device/Oil, Gas, Mineral and Timber rights

PROPERTY ADDRESS: 6010 Turnpike Rd, Tommansburg NY 14886

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: [Signature] BUYER: _____

SELLER: _____ BUYER: _____

DATE: _____ DATE: _____

MAP HOME INSPECTIONS

607.220.7812

matthew@maphomeinspections.com



MAP HOME INSPECTIONS RESIDENTIAL INSPECTION

6010 Turnpike Rd
Trumansburg, NY 14886

Barbara Kelly
MAY 3, 2023



Inspector

Matthew Branneman

NYS License # 16000134206

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MAP Home Inspections

1: INSPECTION DETAIL

Information

General Inspection Info: Occupancy

Occupied

General Inspection Info: Weather Conditions

Sunny, Dry, Temperature Below 65 f

General Inspection Info: Type of Building

Single Family

General Inspection Info: How to read the inspection report

<https://youtu.be/LmwtH3bUjz4>

General Inspection Info: In Attendance

Listing Agent, Client

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer any questions.

General Inspection Info: Disclaimer

My general contracting company HLP Custom LLC, performed fascia repair to the north west side of the house.

My general contracting company HLP Custom llc performed repairs to the fascia on the northwest side of the house within the last year.

General Inspection Info: Color Code Meanings and Definitions

Please Read

Blue color coded items are deferred maintenance, missing finishes, etc. (doors not latching, lights not turning on, vegetation too close to house, etc.) Minor Defects

Orange color coded items are items that are in need of repair and/or can cause damage in the future to the house or possible harm to occupants if not repaired (broken or damaged roofing, stair hand rails, guard rails, missing GFCI's, etc.) Defects

Red color coded items are items that are/can cause immediate damage to the house or can cause immediate harm to its occupants or systems that did not operate as intended (open live electrical wires, foundation movement, active water infiltration, substandard construction practices, furnace did not operate, etc.) Material Defects

2: ROOF

Information

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.



Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition could leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Roof Covering: Roof Was Inspected

Roof, Ladder

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof).

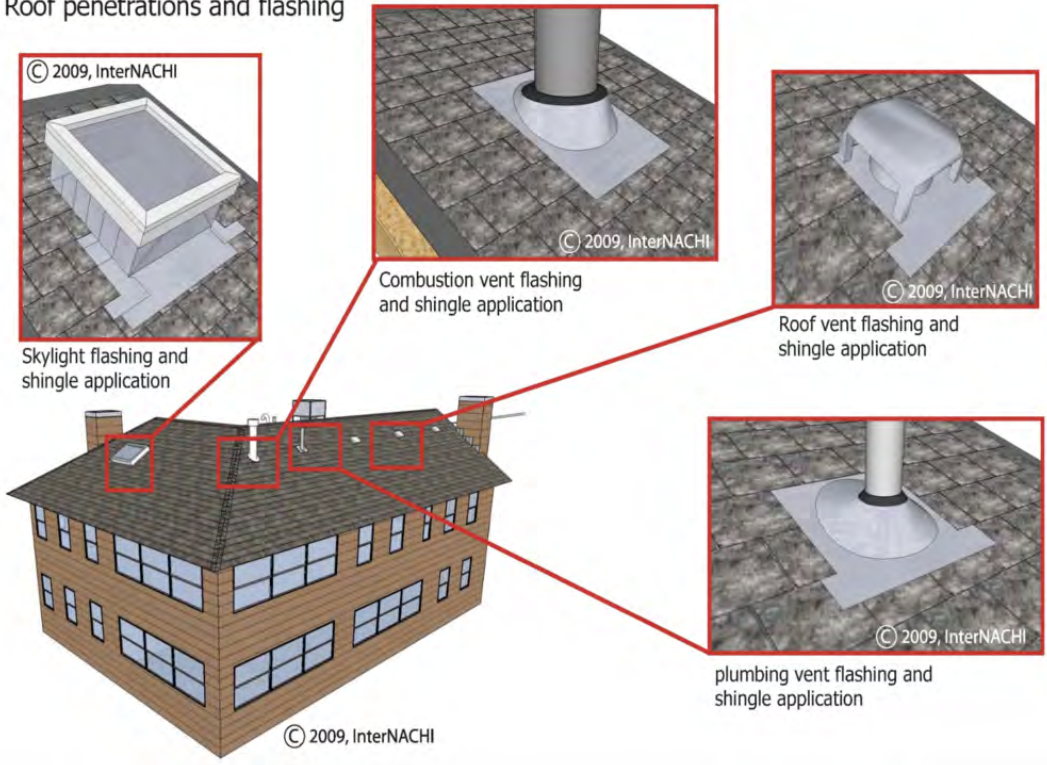
There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

Roof penetrations and flashing



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.



Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Recommendations

2.1.1 Roof Covering

**EXPOSED FASTENERS**

I observed indications of exposed fasteners at the roof-covering materials. Fasteners should not be exposed. Potential water entry points. Roof could leak. Further evaluation and correction is recommended.



Middle of roof cap

2.1.2 Roof Covering

**MOSS OR OTHER ORGANIC MATERIAL ON ROOF**

I observed moss or other organic material on the roof. Recommend removal of the moss or organic materials. The moss or other organic material can hold moisture and could lead to premature failure of the roof system.



North

2.1.3 Roof Covering

MID-LIFE ROOFING

 Minor Defect

Roof is older than 1 year old. I recommend monitoring roof.



2.1.4 Roof Covering

PREVIOUS ROOF DAMAGE OR PATCH

 Minor Defect

I observed previous roof damage or repair. I recommend monitoring for future leaks.



Northwest



Northwest

2.3.1 Plumbing Vent Pipes

 Minor Defect**FLASHING DEFECT**

I observed indications of a defect at the vent pipe flashing. The service entrance pipe was sealed with roof tar or caulking, this type of seal can eventually fail and become prone to water penetration or roof leak. This should be monitored and repaired if needed.



West

2.4.1 Gutters & Downspouts

 Minor Defect**DEBRIS IN GUTTERS**

I observed debris in the gutter. Cleaning and maintenance is recommended.

3: EXTERIOR

Information

General: Exterior Was Inspected

I inspected the exterior of the house.

Eaves, Soffits & Fascia: Eave Soffit Materials

Wood



General: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Wood

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

**Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected**

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

GFCIs & Electrical: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.



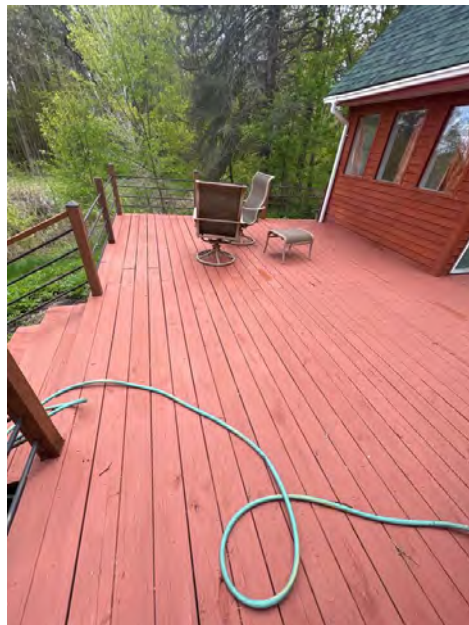
Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

**Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected**

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

**Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected**

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Windows: Windows Inspected

A representative number of windows from the ground surface were inspected.

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.



Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Recommendations

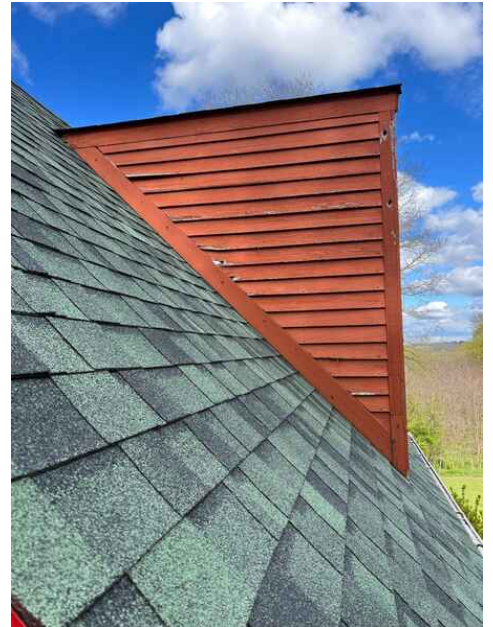
3.2.1 Eaves, Soffits & Fascia

 Minor Defect

PAINT SURFACE IN POOR CONDITION

I observed indications of paint or staining in poor condition. Flaking, cracking, and worn areas.

Correction and further evaluation is recommended.



3.3.1 Wall-Covering, Flashing & Trim

 Minor Defect

DAMAGED WALL-COVERING MATERIAL

I observed indications of a defect at the exterior wall-covering material. .

Correction and further evaluation is recommended.



Dormer



Northwest



Northwest



Northwest



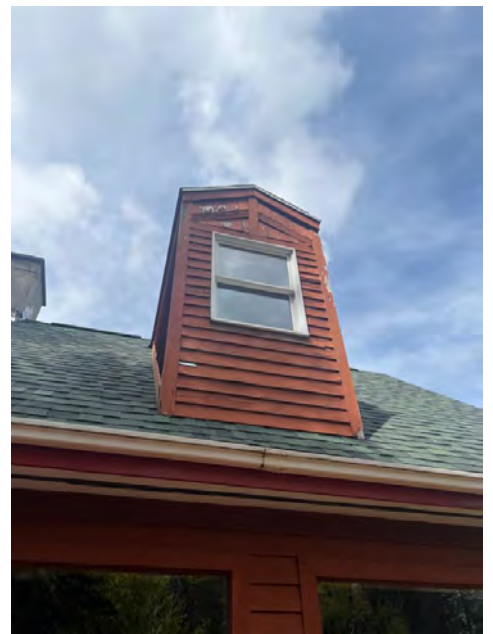
South

3.3.2 Wall-Covering, Flashing & Trim

GENERAL WEATHERED OR LOOSE SIDING MATERIAL.

The siding material has signs of general minor weather damage, loose pieces, or deteriorated paint.

 Minor Defect



South

3.3.3 Wall-Covering, Flashing & Trim

MISSING WALL COVERING

I observed areas where the wall covering material was missing. I recommend replacing with similar materials to help prevent water intrusion.

 Minor Defect



Northwest



Southeast

3.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

 Minor Defect

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues.

The ground around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter. Downspouts, surface gutters and drains should also be directing water away from the foundation.



West

3.5.1 GFCIs & Electrical

MISSING GFCI

 Defect

I observed indications that a GFCI is missing in an area that is required to keep people safe. The two outlets on the north and east side on the deck are not GFCI's.

3.5.2 GFCIs & Electrical

ELECTRICAL DEFECT

 Defect

I observed indications of an electrical defect at the exterior. The two exterior outlets did not work. Further evaluation and repair recommended.

3.6.1 Walkways & Driveways



Minor Defect

TRIP HAZARD

I observed a trip hazard. This condition is a safety concern. Correction and further evaluation is recommended.



Front walk

3.7.1 Stairs, Steps, Stoops, Stairways & Ramps



Minor Defect

BIG DIFFERENCES BETWEEN TREADS (3/8")

I observed that there's a difference between the stair treads from one to another that is greater than 3/8 of an inch.

This poses as a trip hazard. The difference between one step and other is at most 3/8 of an inch.



Southeast

3.7.2 Stairs, Steps, Stoops, Stairways & Ramps



Minor Defect

HANDRAIL NOT GRASPABLE

The handrails to the lake deck were not graspable. Recommend repair.



North

3.8.1 Porches, Patios, Decks, Balconies & Carports



LEDGER BOARD DEFECT

I observed indications of a defect at the ledger board of the deck.

The ledger board is not properly attached to the building. This can cause the deck to pull away from the building and possibly collapse.

Correction and further evaluation is recommended.



All Ledger Boards on the house



1st Floor Porch Roof

3.8.2 Porches, Patios, Decks, Balconies & Carports



JOIST HANGER DEFECT

I observed a defect at the joist hangers of the deck, missing joist hangers. This condition is a major structural defect.

Correction and further evaluation is recommended.



South



All south and east deck



1st Floor Porch Roof

3.8.3 Porches, Patios, Decks, Balconies & Carports



DECK SUPPORT

The south east deck beam has a bow and the beam attachment does not conform to standard construction practices (it should have 1 1/2" bearing and through bolted. I recommend a professional evaluate and repair if needed.



South

3.9.1 Railings, Guards & Handrails

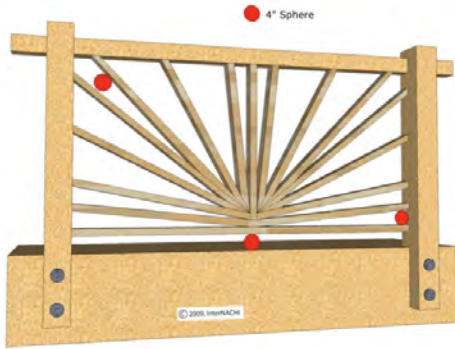


GUARD OPENING WAS TOO LARGE (4")

I observed improper spacing between intermediate balusters, spindles and rails at a required guard. This is a safety hazard, especially for small children.

Guards may not allow the passage of a sphere 4 inches in diameter.

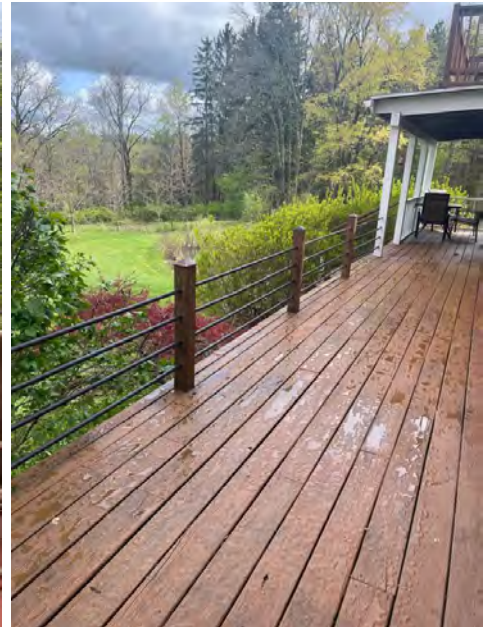
Correction and further evaluation is recommended.



4-inch sphere opening at a guard



South



North East



Southeast

3.9.2 Railings, Guards & Handrails

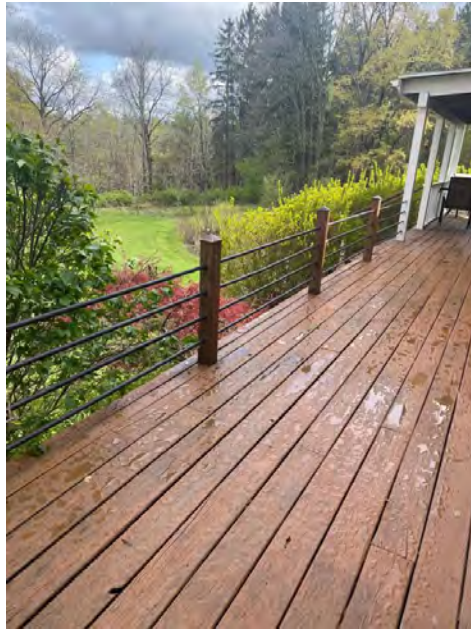
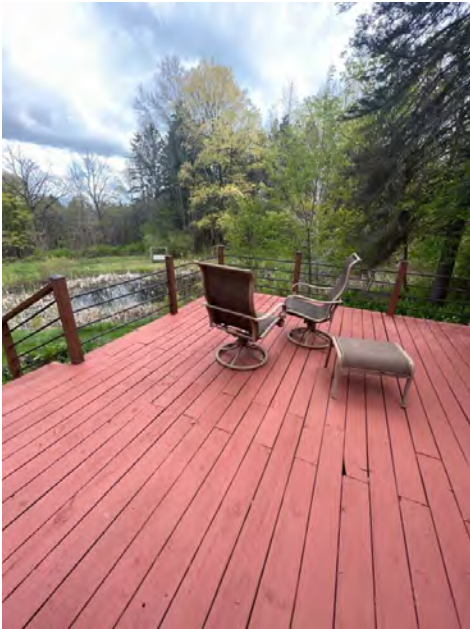
IMPROPER GUARDRAIL HEIGHT (NOT 36")

 Minor Defect

I observed indications of a defect related to the height of a guardrail.

Guardrails are normally required to be 36 inches above standing surface next to the guardrail.

Correction and further evaluation is recommended.



North East

3.11.1 Exterior Doors

WOOD ROT AT DOOR

I observed wood rot at the exterior door.

 Minor Defect

Correction and further evaluation is recommended.



Southwest



Southwest

3.11.2 Exterior Doors

WEATHER SEAL MISSING OR DAMAGED

I observed missing or damaged weather stripping on one or more exterior doors. I recommend a professional evaluate and repair.

 Minor Defect



Front Door



Northwest

4: CHIMNEY, FIREPLACE, OR STOVE

Limitations

Masonry Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue. I recommend a fireplace and chimney professional inspect the fireplace and chimney before use.



Masonry Chimney

COULD NOT SEE THE INTERIOR OF CHIMNEY

This is an inspection limitation. I recommend a professional evaluate chimney before use.

Recommendations

4.1.1 Masonry Chimney

CHIMNEY RAIN CAP MISSING

I observed a missing chimney rain cap.

The rain cap covers the top opening of the chimney flue liner.





4.1.2 Masonry Chimney

SHOULD BE INSPECTED BY PROFESSIONAL BEFORE USE.

I recommend a professional chimney inspector inspect all chimneys before use.



Minor Defect

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basement: Type of Basement Foundation Described

Masonry Block

**Insulation in Foundation/Basement Area: Type of Insulation Observed**

None

Basement: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Basement: Structural Components Were Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

Insulation in Foundation/Basement Area: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

Insulation in Foundation/Basement Area: Approximate Average Depth of Insulation

missing insulation

Determining how much insulation should be installed in a house depends upon where a home is located. The proper amount of insulation that should be installed in a particular area of a house depends on the climate zone.

Limitations

Basement

PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.



Recommendations

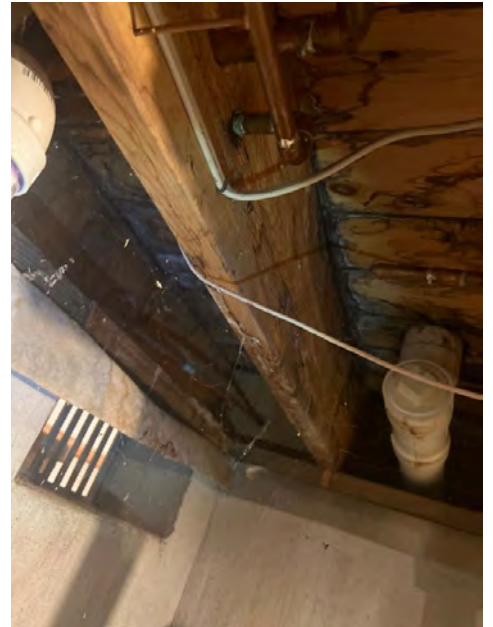
5.1.1 Basement

PRIOR WATER PENETRATION OBSERVED

Minor Defect

I observed indications that sometime in the past, there was water penetration or intrusion into the house.

Correction and further evaluation is recommended.



Basement Central

5.1.2 Basement

POSSIBLE FOUNDATION MOVEMENT - MINOR CRACK IN BLOCK WALL

Minor Defect

I observed indications of possible foundation movement, I observed a small horizontal and vertical parallel crack in the basement exterior wall. I recommend monitoring and have a basement professional evaluate further.

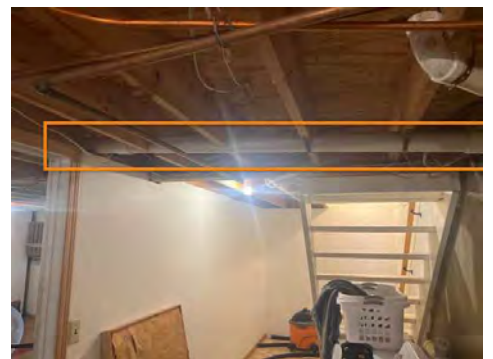


Basement South

5.1.3 Basement

IMPROPER NOTCH, HOLE, OR CUT

Defect



Basement

I observed indications of cutting, notching and boring of framing members that may, in my opinion, present a structural or safety concern.

There are structural concerns because of this condition.

Correction and further evaluation is recommended.

Notches in solid lumber joists, rafters and beams can not be greater than 1/6th of the member's depth, must not be longer than 1/3rd of the member depth, and must not be located in the middle 1/3rd of the span.

Notches at the ends must not exceed 1/4th the member depth.

The tension side of members 4 inches or greater in thickness must not be notched, except at the ends.

The diameter of holes bored or cut into members must not exceed 1/3rd the member depth.

Holes must not be closer than 2 inches to the top or bottom of the member, or to any other hole located in the member. If the member is notched, the hole must not be closer than 2 inches to the notch.

5.1.4 Basement



MISSING JOIST HANGERS

I observed missing or improperly installed joist hangers.



Basement Northeast



Basement



Basement Northwest

5.2.1 Insulation in Foundation/Basement Area



GENERAL ABSENCE OF INSULATION

I observed indications of the general absence of insulation in the foundation area.



6: HEATING

Information

Heating System Information:

Heating Method

Hot-Water Heating System,
Electric Baseboard System, Hot
Water Heat-In floor

Heating System Information:

Manufacturer

OWT



Thermostat and Normal

Operating Controls: Thermostat Location

Multiple locations

Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. If your system has an air filter, be sure to keep that filter clean.

Heating System Information: Energy Source

Oil, Electric



Recommendations

6.1.1 Heating System Information

TRP DISCHARGE PIPE

Defect

The TRP valve discharge did not extend within 6" of the floor. I recommend extending the TPR discharge pipe.



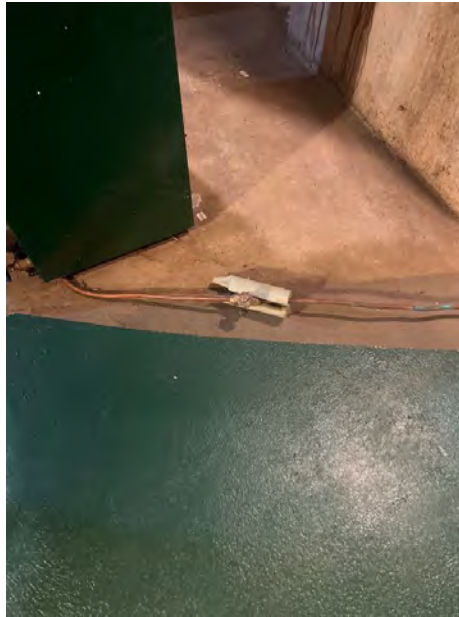
7: PLUMBING

Information

**Main Water Shut-Off Valve:
Location of Main Shut-Off Valve**
Basement Southwest
Basement

**Main Water Shut-Off Valve: Main
fuel shut-off location**
Basement Southwest

**Hot Water Source: Manufacturer
OWT**



**Drain, Waste, & Vent Systems:
Type of Drain**
PVC

**Water Supply & Distribution
Systems: Type of wayer supply
line**
Cooper

Main Water Shut-Off Valve: Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.



Water Supply : Water Supply Is Private

The water supply to the house appeared to be from a private water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.



Hot Water Source: Type of Hot Water Source

Hot Water from Boiler

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.



Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.



Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Recommendations

7.2.1 Water Supply

PUMP PRESSURE SWITCH COVER MISSING



Material Defect

The well pump pressure switch cover was missing. This can cause an electrical shock. This is a safety hazard and should be repaired.



7.4.1 Drain, Waste, & Vent Systems

OPEN DRAIN PIPE

I observed an open drain pipe. This can allow sewer gases to enter the home. I recommend capping the pipe.



Minor Defect



Basement Central

7.5.1 Water Supply & Distribution Systems

CORROSION AT WATER SHUT-OFF VALVE

I observed a water leak that developed into corrosion at a water supply shut-off valve.



Minor Defect



Laundry Sink Basement

8: ELECTRICAL

Information

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.



Main Service Disconnect: Inspected Main Service Disconnect

I inspected for the presence of the electrical main service disconnect.



Electrical Wiring: Type of Wiring, If Visible

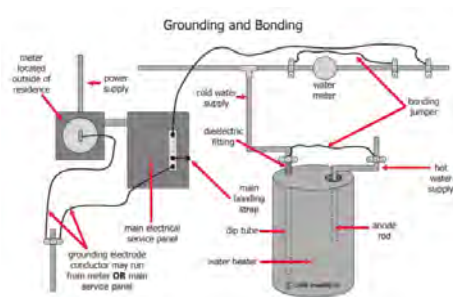
NM Romex

Panelboards & Breakers: Sub- Panel Manufacturer

None

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Main Service Disconnect: Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you should hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

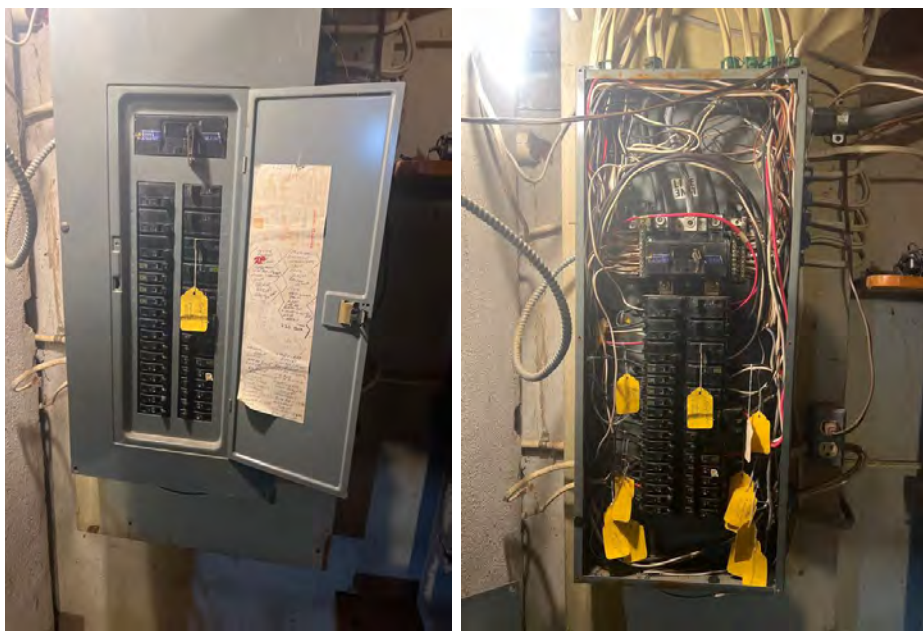
Main Service Disconnect: Main Disconnect Rating, If Labeled

200

I observed indications of the main service disconnect's amperage rating. It was labeled.

Panelboards & Breakers: Main Panel Manufacturer

Square D

**Panelboards & Breakers: Inspected Main Panelboard & Breakers**

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

Panelboards & Breakers: Inspected Subpanel & Breakers

I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses).

AFCIs: Inspected AFCIs

I inspected receptacles that were arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed to be GFCIs using a GFCI tester, where possible.

Limitations

Main Service Disconnect

DID NOT OPERATE MAIN DISCONNECT

I observed the main panel disconnect but did not operate.

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

AFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Recommendations

8.4.1 Panelboards & Breakers

**KNOCKOUTS MISSING**

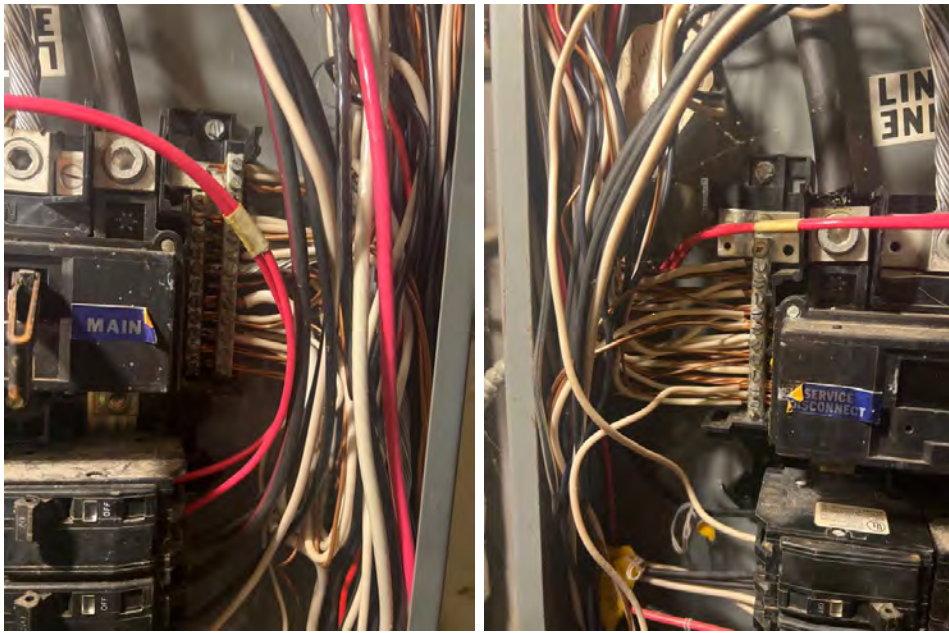
"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.



8.4.2 Panelboards & Breakers

**DOUBLED NEUTRALS**

I observed doubled neutral wires connected under the same single lug.
I recommend an electrician evaluate and repair.



8.4.3 Panelboards & Breakers

MISSING GFCI AT PANEL



8.5.1 Service Grounding & Bonding

UNABLE TO CONFIRM PRESENCE OF GROUNDED CONDUCTOR



I was unable to confirm by observation the presence of a grounded conductor. I observed 2 ground wires from the panel to the exterior but could not find the grounding electrode. The great room addition may be built over the grounding electrode. I recommend an electrician evaluate further.

8.7.1 GFCIs

Defect

MISSING GFCI

BASEMENT

I observed indications that GFCI's are missing in an area that is required to keep people safe.

8.8.1 Electrical Defects

Material Defect

OPEN/EXPOSED WIRE

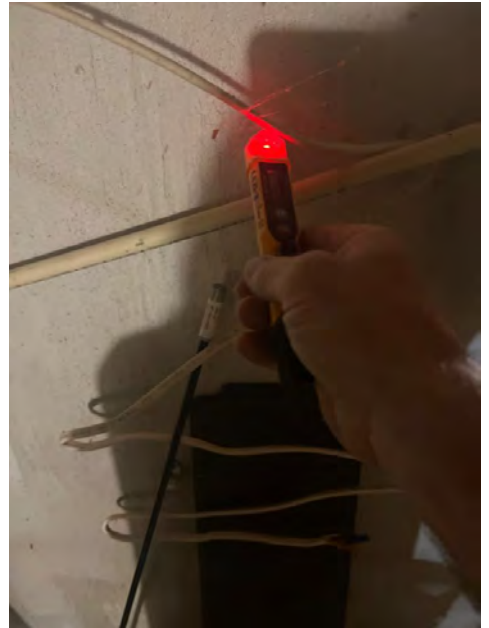
I observed one or more wires that are open or exposed (not terminated in a box). I recommend an electrician terminate or remove the open or exposed wires.



Above Electric Panel



Basement West



Basement West



Basement Central

8.8.2 Electrical Defects

 Material Defect

MISSING COVER

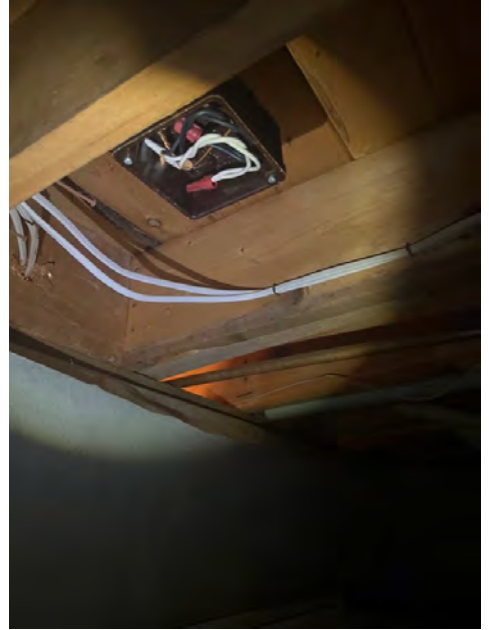
I observed one or more outlets or junctions boxes without a cover. This is a potential fire hazard and recommend an electrician evaluate and repair.



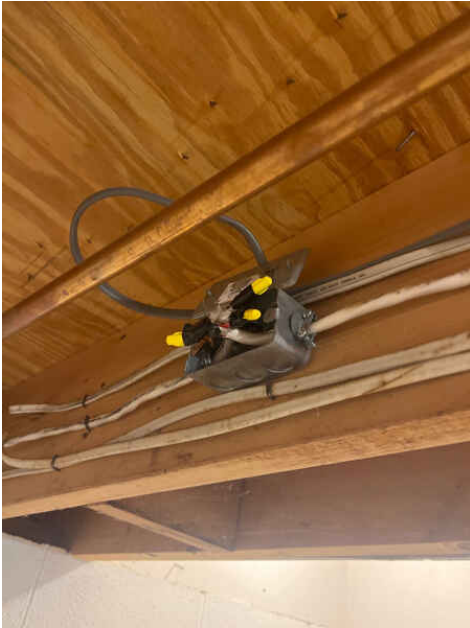
Basement Middle



Basement West



Basement East



Basement

9: BATHROOMS

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



Sinks, Tubs & Showers: Functional Water Flow

I tested for functional water flow in each bathroom. This consists of a visual inspection of the water flow while multiple faucets are open and running. If the flow does not dramatically decrease then there is adequate water flow.



Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Cabinetry, Ceiling, Walls & Floor: Over view of bathrooms



2nd Floor Bathroom



1st Floor Bathroom

Recommendations

9.1.1 Bathroom Toilets

TOILET LOOSE AT BASE.

2ND FLOOR BATHROOM

Toilet is loose at the base. Recommend plumber evaluate and repair.



Minor Defect



2nd Floor Bathroom

9.3.1 Bathroom Exhaust Fan / Window

BATH FAN DID NOT TURN ON

2ND FLOOR BATHROOM

I observed that the bathroom exhaust fan did not turn on as expected.



Minor Defect



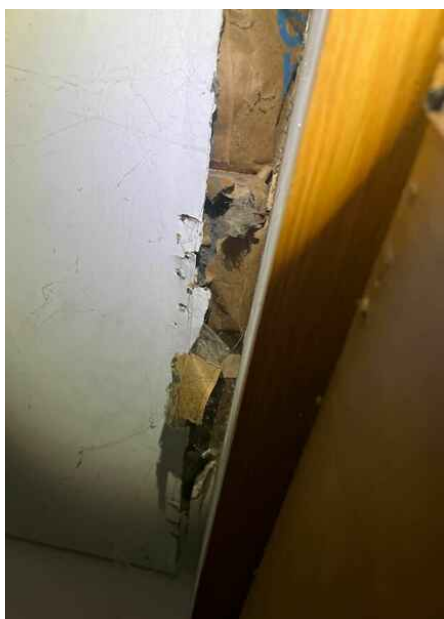
2nd Floor Bathroom

10: ATTIC, INSULATION & VENTILATION

Information

Insulation in Attic: Type of Insulation Observed

Fiberglass



observed fiberglass insulation from the 2nd floor closet but could not access attic

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

Insulation in Attic: Approximate Average Depth of Insulation

Unable to Determine

Determining how much insulation should be installed in a house depends upon where a home is located.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited to viewing from the access panels.

Structural Components & Observations in Attic

COULD NOT ACCESS ATTIC

Access to the attic was restricted by the whole house fan.



Insulation in Attic

UNABLE TO ACCESS OR SEE ALL OF THE ATTIC INSULATION

This is a limitation to the inspection.

11: DOORS, WINDOWS & INTERIOR

Information

Doors: Doors Inspected

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

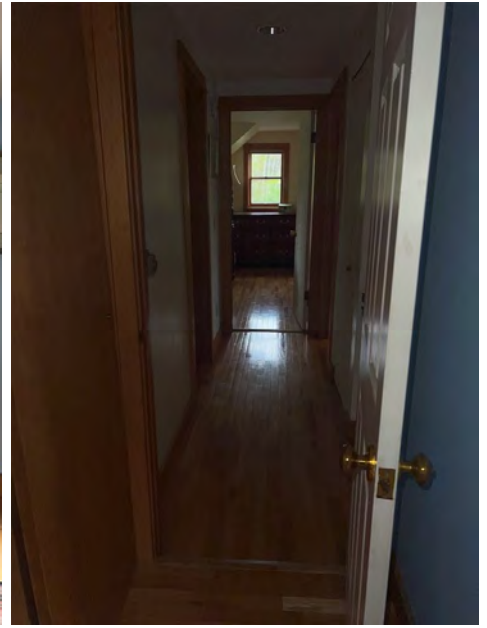
I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

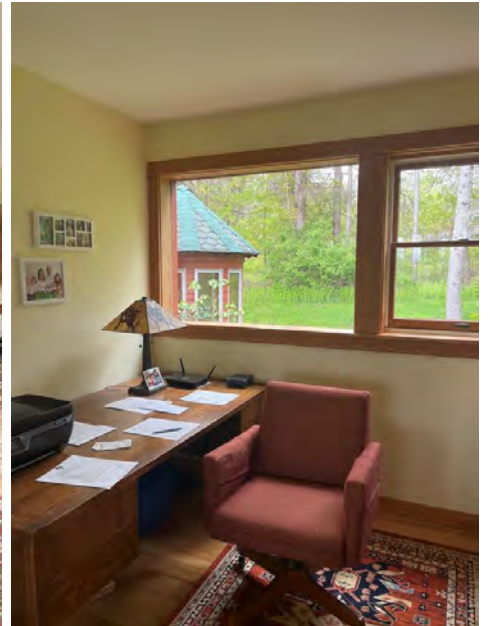
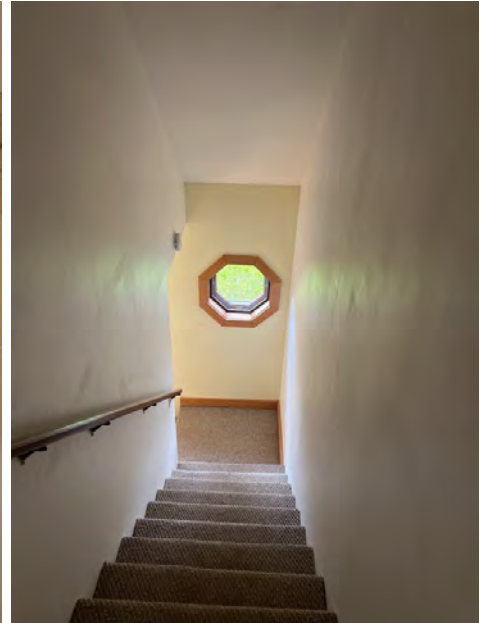
Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

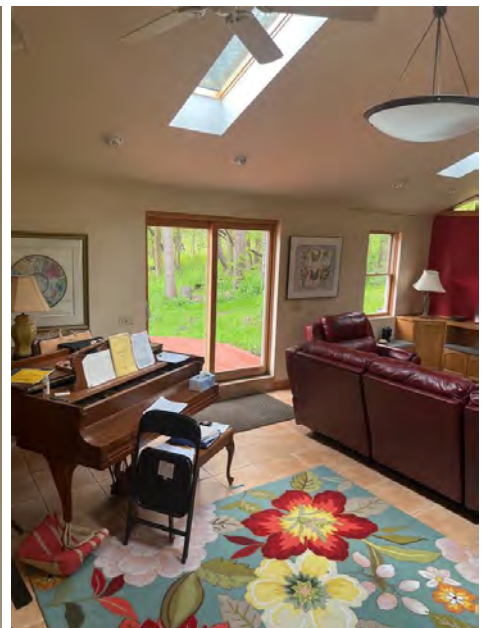
I inspected a representative number of switches, lighting fixtures and receptacles.

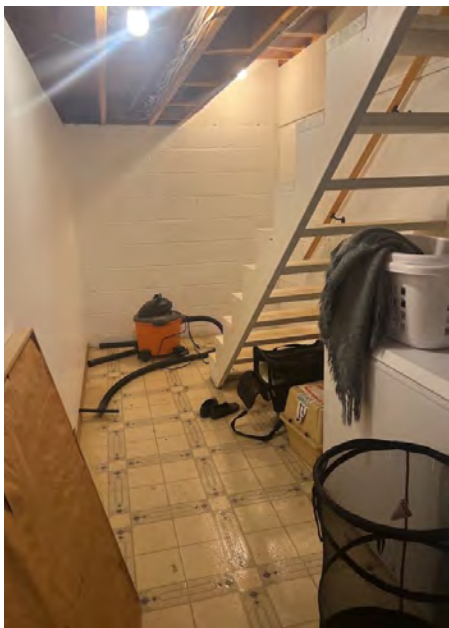
Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).









Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one on every level of a house.

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Recommendations

11.1.1 Doors

DOOR STICKS OR IS HARD TO OPERATE

I observed the door sticks or is hard to operate.



Pocket door to great room

11.3.1 Switches, Fixtures & Receptacles

LIGHT INOPERABLE, COULD BE BULB

MULTIPLE LOCATIONS

I observed one or more lights that were not turning on. A new light bulb was possibly needed. We recommend asking the homeowner about why this light fixture did not turn on.



11.4.1 Floors, Walls, Ceilings

STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.



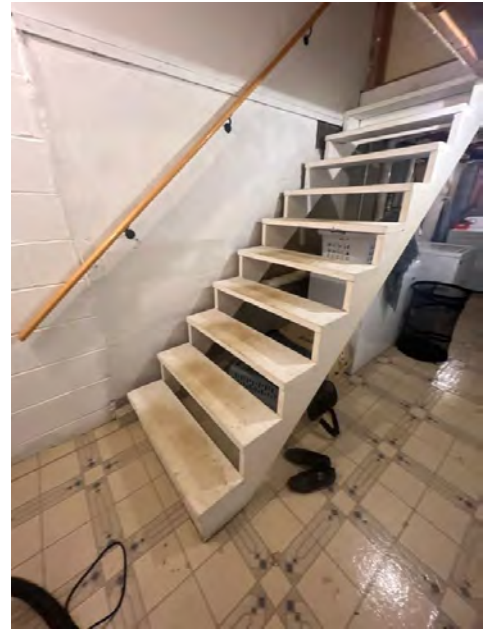
Northwest Dining Room

11.6.1 Railings, Guards & Handrails

MISSING HANDRAIL

I observed a missing handrail.

There is more than one step here, and I recommend installing a handrail for safety.



Basement

11.6.2 Railings, Guards & Handrails



HANDRAIL DID NOT RETURN TO WALL

Handrail should have a return to the wall. This helps prevent articles of clothing or other items from getting caught on the handrail causing a fall.



Basement



2nd Floor

12: LAUNDRY

Information

Clothes Washer: Washer Brand
Amana



Clothes Dryer: Dryer Brand
Amana



Clothes Dryer: Dryer Fuel Type
Electric

Laundry Room, Electric, and Tub: Laundry Overview



Limitations

Clothes Washer
DID NOT INSPECT

I did not inspect fully the clothes washer and dryer. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

DID NOT INSPECT

I did not inspect fully the clothes washer and dryer. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Recommendations

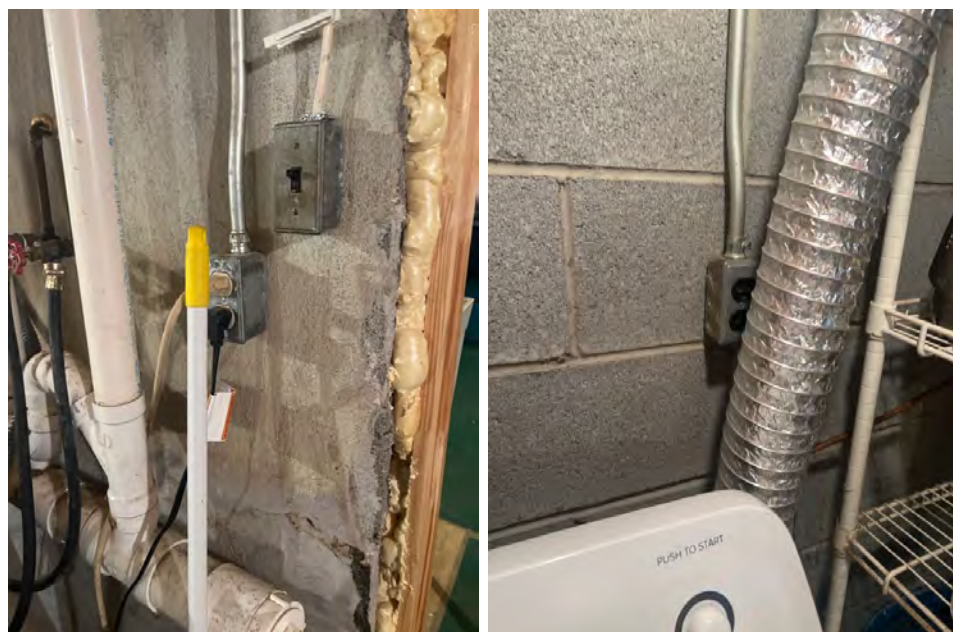
12.3.1 Laundry Room, Electric, and Tub

MISSING GFCI PROTECTION



I observed that there is missing GFCI protection at the receptacles in the laundry room.

All 120-volt, 15- and 20-amp outlets in laundry rooms must be AFCI and GFCI protected. 2014 NEC 210.8(A)(10) & 210.12(A)



13: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.



Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.

Range/Oven/Cooktop: Tupe of Fuel Source

Gas

Range/Oven/Cooktop: Manufaturer

Bosch



GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.



Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).



Recommendations

13.2.1 GFCI

MISSING GFCI PROTECTION



I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.



STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

Chimney, Fireplace, or Stove

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical**I. The inspector shall inspect:**

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

Bathrooms**The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water; all toilets for proper operation by flushing; and all sinks, tubs and showers for functional drainage.

Attic, Insulation & Ventilation**The inspector shall inspect:**

insulation in unfinished spaces, including attics, crawlspaces and foundation areas; ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

the type of insulation observed; and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Doors, Windows & Interior**The inspector shall inspect:**

a representative number of doors and windows by opening and closing them; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, guards and handrails; and garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; photo-electric safety sensors that did not operate properly; and any window that was obviously fogged or displayed other evidence of broken seals.

Laundry**The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Kitchen

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.