



PROPERTY INFORMATION PACKAGE # 16-1692

Real Estate AUCTION

Corporate Relocation Forces Sale

**3,256+/-SF, 5 BEDROOM, 3 FULL & 2 HALF BATH
UPDATED HOME W/ 3-CAR GARAGE ON 1.4+/-ACRES
6 WEATHERSFIELD LN., VALATIE (KINDERHOOK), NY**

Wednesday, August 17 at 12pm

Open House: Wednesday, August 10 (11am-1pm)

NY Lic. #10351205948



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AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

JJManning

— AUCTIONEERS —

Justin J. Manning, CAI, AARE
President / Lead Auctioneer

July 11, 2016

Dear Prospective Bidder:

JJManning Auctioneers is proud to offer this 3,256+/- sf. updated home on 1.4+/- acres located at 6 Weathersfield Ln., Valatie (Kinderhook), NY. The property is set in a neighborhood of high-end homes in Columbia County in the northeast portion of the Hudson Valley Region. It's near Routes 9, 28 & 203 with easy access to I-90 and close to waterfalls, the Berkshires, Catskills, Adirondacks and more - all within a 30+/- minute commute to Albany. Corporate relocation forces the sale of this property.

The Owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults;" be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held, on site, at 12:00pm on Wednesday, August 17, 2016. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$20,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at (800) 521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck, with your bids!

Sincerely,



Justin J. Manning, CAI, AARE
President



TERMS & CONDITIONS

Real Estate AUCTION

Corporate Relocation Forces Sale

**3,256+/-SF, 5 BEDROOM, 3 FULL & 2 HALF BATH
UPDATED HOME W/ 3-CAR GARAGE ON 1.4+/-ACRES**

**6 WEATHERSFIELD LN., VALATIE
(KINDERHOOK), NY**

Wednesday, August 17 at 12pm

Open House: Wednesday, August 10 (11am-1pm)

NY Lic. #10351205948

Terms of Sale: 10% deposit of the high bid of which Twenty Thousand Dollars (\$20,000.00) must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 4:00 p.m. ET on Friday, August 19, 2016. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to the seller's designated Escrow Agent.

B. Closing will take place on or before Thursday, September 15, 2016 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to attend the Open House preview and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.



BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price:	\$100,000.00
Add 10% Buyer's Premium:	\$ 10,000.00

Contract sales price:	\$110,000.00

The contract sales prices represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.



800-521-0111

PURCHASE AND SALE AGREEMENT

This 17th day of August 2016

1. PARTIES AND MAILING ADDRESSES

CARTUS CORPORATION hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 6 Weathersfield Lane, Valatie (Kinderhook), New York.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$ _____ have been paid as a deposit this day and

\$ _____ are to be paid in cash, wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET Friday, August 19, 2016

\$ _____ are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s)

\$ _____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Thursday, September 15, 2016 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void

without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, (including without limitation, by failing to close on the date specified in Paragraph 7 hereof)

- i. all deposits made hereunder by the BUYER shall be paid by AUCTIONEER to SELLER as liquidated damages for such breach.
- ii. BUYER hereby releases SELLER and AUCTIONEER from all liability or obligations with respect to such deposit without any further act or deed by any party hereto; and
- iii. this Agreement shall be NULL AND VOID and all copies will be returned by BUYER to SELLER for cancellation.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit paid by the BUYER upon the execution of this Agreement shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a New York contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

CARTUS CORPORATION, Seller

BUYER

By:

BUYER

By:

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Attorney (Name)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Attorney (Firm)

Buyer's Daytime Phone

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Evening Phone

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

Collection: Town & County 2016

Fiscal Year Start: 1/1/2016

Fiscal Year End: 12/31/2016

Warrant Date: 12/30/2015

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/24/2016	1/24/2016	\$2,652.38	\$2,652.38	\$0.00	\$0.00	Mail	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
003571	104489	33.-2-6	Payment Posted
Address	Municipality	School	
6 Weathersfield Ln	Town of Kinderhook	Ichabod Crane Cent	

Owners	Property Information	Assessment Information	
Van Wormer James R	Roll Section: 1	Full Market Value:	359600.00
Van Wormer Sandi J	Property Class: 1 Family Res	Total Assessed Value:	359600.00
6 Weathersfield Ln	Lot Size: 1.40	Uniform %:	100.00
Valatie, NY 12184			

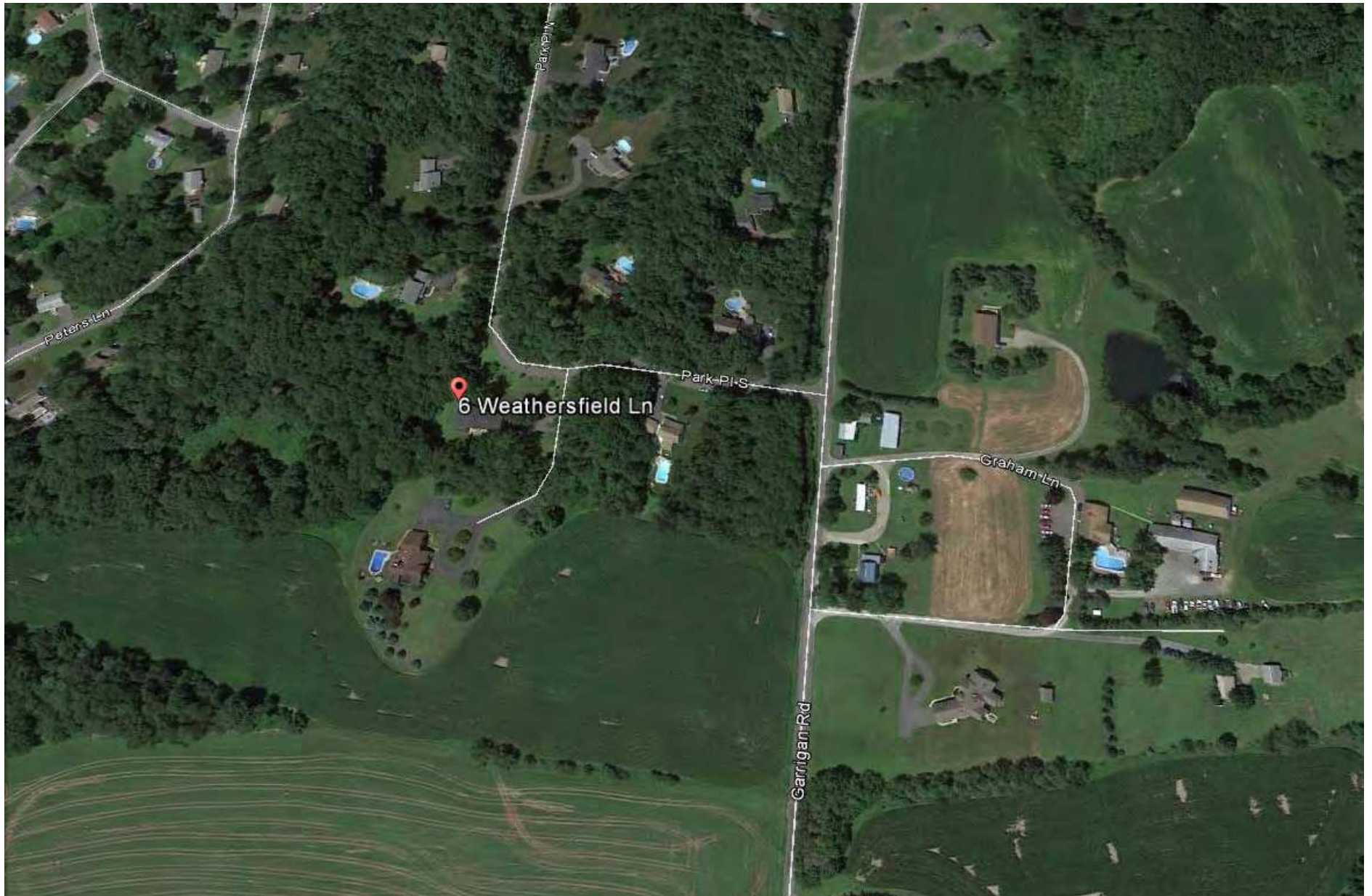
Exemption	Amount
VETCOM CTS	40000.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
COUNTY TAX	41451317	0.5000	319600.000	5.84933500	\$1,869.45
TOWN TAX	638997	1.1000	319600.000	1.17268700	\$374.79
LIBRARY TAX	256765	2.3000	319600.000	0.32346900	\$103.38
KHOOK AMB DIST	148820	3.0000	359600.000	0.17887100	\$64.32
NIVERV FIRE PROT	261568	2.5000	359600.000	0.66864000	\$240.44

Total Taxes: \$2,652.38

Estimated State Aid - Type	Amount
County	22551024.00
Town	167661.00

Mail Payments To:
 Deidra Curtis
 Tax Collector
 P.O. Box P Niverville, N.Y. 12130



Seller's Real Estate Disclosure (SRED)

EFFECTIVE DATE: Thursday, May 05, 2016

	BUYER(S) INITIALS	NAME OF REPORT	# of PAGES IN REPORT	DATE OF REPORT	PREPARED BY
<u>AFFILIATED BUSINESS ARRANGEMENT:</u> Buyer(s) acknowledge that Cartus Corporation has delivered a copy of their Affiliated Business Arrangement disclosure form. This form details any companies Cartus has a business relationship with. <u>The Buyer(s) should acknowledge receipt of this disclosure document by initialing to the left of each item listed, signing (1) page 3 of this form and (2) the last page of the Affiliated Business Arrangement disclosure.</u>					
1	Buyer(s) Initials ____/____	AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT	14	September 2015	Cartus
<u>DISCLOSURE DOCUMENTS:</u> Buyer(s) acknowledge that Cartus Corporation has delivered copies of the following disclosure documents to Buyer(s) which Buyer(s) have read and understand. <u>The Buyer(s) should acknowledge receipt of these disclosure documents by initialing to the left of each item listed and signing the signature section.</u> Buyer(s) initials not required if # of Pages in Report column is blank.					
2	Buyer(s) Initials ____/____	Home Owner's Real Estate Disclosure	7	01 August 2015	Home Owner(s)
3	Buyer(s) Initials ____/____	Seller's Property Disclosure * (see footnote)	5	01 August 2015	Home Owner(s)
4	Buyer(s) Initials ____/____	Lead Paint Disclosure (not required for homes built after 1977)			Home Owner(s)
<u>INSPECTION REPORTS and/or RECEIPT/BIDS:</u> Pending inspection reports that have been ordered but have not yet been received and do not have a date in the Date of Report column and will reflect PENDING under the # of Pages in Report column. These reports will be provided to you upon receipt. <u>The Buyer(s) should acknowledge receipt by initialing to the left of each item listed, including Pending items, and signing the signature section.</u> ** Buyers should initial all lines with Seller inspections noted below, including those that are marked as "PENDING", if applicable.					
5	Buyer(s) Initials ____/____	Mold Reinspect	13	02 September 2015	U.S. INSPECT
6	Buyer(s) Initials ____/____	Receipt Review	1	30 July 2015	Cartus
7	Buyer(s) Initials ____/____	Mold Reinspect	10	26 October 2015	U.S. INSPECT
8	Buyer(s) Initials ____/____	Mold Reinspect	11	02 October 2015	U.S. INSPECT
9	Buyer(s) Initials ____/____	Major Components Inspection	16	20 July 2015	U.S. INSPECT
10	Buyer(s) Initials ____/____	Mold	14	30 July 2015	U.S. INSPECT
11	Buyer(s) Initials ____/____	Septic - Full	6	21 July 2015	U.S. INSPECT
12	Buyer(s) Initials ____/____	Well Flow	16	20 July 2015	U.S. INSPECT
13	Buyer(s) Initials ____/____	Well Potability	2	20 July 2015	U.S. INSPECT
14	Buyer(s) Initials ____/____				

15	Buyer(s) Initials /				
16	Buyer(s) Initials /				
17	Buyer(s) Initials /				
18	Buyer(s) Initials /				
19	Buyer(s) Initials /				
20	Buyer(s) Initials /				

MISCELLANEOUS INFORMATION: The Buyer(s) should acknowledge receipt of these documents by initialing to the left of each item listed and signing the signature section.

21	Buyer(s) Initials /				
22	Buyer(s) Initials /				
23	Buyer(s) Initials /				
24	Buyer(s) Initials /				
25	Buyer(s) Initials /				

* The following states have mandatory state disclosures: AK, AZ, CA, CO, CT, DE, DC, HI, ID, IL, IN, IA, KY, LA, ME, MD, MI, MN, MS, MT, NE, NV, NH, NJ, NY, NC, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, WA, WI. Cartus Corporation is disclosing this to the buyers where applicable.

The terms and conditions of the purchase and sale agreement which apply to Seller are SUBJECT TO the Seller receiving back from the Buyers said PENDING documents executed and/or initialed by Buyer not later than five (5) business days after Buyers' receipt of said documents.

If Buyer fails or refuses to comply with any of the above requirements, at Seller's option, the purchase and sale agreement shall become null and void. Seller shall notify Buyer in writing of its option to declare this purchase and sale null and void.

Buyer(s) acknowledge that they have had, or will have had, prior to closing, the opportunity to investigate the subject matter of the aforementioned disclosures on their own and have, or will have, investigated such to their satisfaction, or waived such investigation.

Neither Cartus Corporation nor Cartus Financial Corporation have independently verified the contents of these documents and are not responsible for their accuracy.

Buyer(s) acknowledge and agree that the purchase price of the property and other terms and conditions of this purchase agreement were negotiated with full knowledge and disclosure of the contents of the aforementioned disclosures; that said purchase price reflects the agreed-upon value of the property AS IS:

including the aforementioned disclosures; to take the property subject to the disclosures; and that Cartus Corporation shall have no responsibility or liability therefore.

Buyer(s) may wish to obtain professional advice and or/ inspections of the property and to provide for appropriate provisions in the contract between Buyer(s) and Seller with respect to any advice/ inspections/ defects.

Note: You may also wish to have your broker complete and provide you with a similar disclosure statement.

*Buyer(s) closing this transaction prior to receiving all the above reports shall constitute buyer's waiver of the right to receive and review those reports.

SIGNATURES:

BUYER: _____

BUYER: _____

DATED: _____

Affiliated Business Arrangement

Disclosure Statement

To: Consumer

From: Cartus Corporation ("Cartus")

This is to give you notice that Cartus Corporation ("Cartus") has a business relationship with the companies listed in this Statement, in that each of the companies is wholly or partially owned either directly or indirectly by Cartus or by Realogy Group LLC ("Realogy"). Realogy indirectly wholly owns NRT, LLC, which owns and operates certain Coldwell Banker®, Coldwell Banker Commercial®, Sotheby's International Realty®, and ERA® brokerage offices throughout the nation. Realogy is also the direct parent company of franchisors of the Coldwell Banker®, Coldwell Banker Commercial®, CENTURY 21®, ERA®, Sotheby's International Realty® and Better Homes and Gardens® Real Estate franchise systems. In addition, Cartus and Realogy have a business relationship with PHH Mortgage Corporation also doing business as Cartus Home Loans, and InstaMortgage.com. Because of these relationships, the referral of business to these companies may provide us, our employees, or other related parties noted herein a financial or other benefit. In addition, we may be paid a co-operative brokerage fee as a result of any referral to the above listed real estate brokerage companies; however, this will not affect the amount you pay to purchase or sell a property.

We have set forth below the full range of services that these companies provide, along with an estimate of the range of charges generally made for these services. You are **NOT** required to use the listed companies as a condition of the purchase or sale of your property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

Property Condition Disclosure Statement

Name of seller or sellers: 6 WEATHERSFIELD LANE

Valeite NY 12184

Property address: _____

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This disclosure statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A KNOWINGLY FALSE OR INCOMPLETE STATEMENT BY THE SELLER ON THIS FORM MAY SUBJECT THE SELLER TO CLAIMS BY THE BUYER PRIOR TO OR AFTER THE TRANSFER OF TITLE. IN THE EVENT A SELLER FAILS TO PERFORM THE DUTY PRESCRIBED IN THIS ARTICLE TO DELIVER A DISCLOSURE STATEMENT PRIOR TO THE SIGNING BY THE BUYER OF A BINDING CONTRACT OF SALE, THE BUYER SHALL RECEIVE UPON THE TRANSFER OF TITLE A CREDIT OF FIVE HUNDRED DOLLARS AGAINST THE AGREED UPON PURCHASE PRICE OF THE RESIDENTIAL REAL PROPERTY.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or residence of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be constructed or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instructions to the seller:

- (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 "UNKN" (unknown).

Seller is non-occupant

owner and has no

knowledge regarding this

property

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorizes his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

General Information

1. How long have you owned the property? _____
2. How long have you occupied the property? SEE SIGNATURE PAGE
3. What is the age of the structure or structures? _____
Note to buyer- If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.
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? Yes No UNKN NA
5. Does anybody else claim to own any part of your property? Yes No UNKN NA (if yes, explain below)

6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property?
Yes No UNKN NA (if yes, explain below)
7. Are there any features of the property shared in common with adjoining land owners or a homeowners association, such as walls, fences or driveways? Yes No UNKN NA (if yes, describe below)
8. Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? Yes No UNKN NA (if yes, explain below)
9. Are there certificates of occupancy related to the property? Yes No UNKN NA (if no, explain below)

Environmental

Note to Seller - In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short- or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

Note to Buyer - If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? Yes No UNKN NA (if yes, explain below)
11. Is any or all of the property located in a designated wetland? Yes No UNKN NA (if yes, explain below)
12. Is the property located in an agricultural district? Yes No UNKN NA (if yes, explain below)
13. Was the property ever the site of a landfill? Yes No UNKN NA (if yes, explain below)
14. Are there or have there ever been fuel storage tanks above or below the ground on the property?
Yes No UNKN NA

**Seller is non-occupant owner
and has no knowledge
regarding this property**

If yes, are they currently in use? Yes No UNKN NA Location(s) _____

Are they leaking or have they ever leaked? Yes No UNKN NA (if yes, explain below)

15. Is there asbestos in the structure? Yes No UNKN NA (if yes, state location or locations below)
16. Is lead plumbing present? Yes No UNKN NA (if yes, state location or locations below)
17. Has a radon test been done? Yes No UNKN NA (if yes, attach a copy of the report)
18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? Yes No UNKN NA (if yes, describe below)
19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance?
Yes No UNKN NA (if yes, attach report(s))

Structural

20. Is there any rot or water damage to the structure or structures? Yes No UNKN NA (if yes, explain below)
21. Is there any fire or smoke damage to the structure or structures? Yes No UNKN NA (if yes, explain below)
22. Is there any termite, insect, rodent or pest infestation or damage? Yes No UNKN NA (if yes, explain below)



23. Has the property been tested for termite, insect, rodent or pest infestation or damage?
Yes No UNKN NA (if yes, please attach report(s))
24. What is the type of roof/roof covering (slate, asphalt, other.)? _____
Any known material defects? _____
How old is the roof? _____
Is there a transferable warrantee on the roof in effect now? Yes No UNKN NA (if yes, explain below)
25. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions. Yes No UNKN NA (if yes, explain below)

Mechanical Systems & Services

26. What is the water source (circle all that apply - well, private, municipal, other)? If municipal, is it metered?
Yes No UNKN NA
27. Has the water quality and/or flow rate been tested? Yes No UNKN NA (if yes, describe below)
28. What is the type of sewage system (circle all that apply - public sewer, private sewer, septic or cesspool)?
If septic or cesspool, age? _____
Date last pumped? _____
Frequency of pumping? _____
Any known material defects? Yes No UNKN NA (if yes, explain below)
29. Who is your electric service provider? _____
What is the amperage? _____
Does it have circuit breakers or fuses? _____
Private or public poles? _____
Any known material defects? Yes No UNKN NA (if yes, explain below)
30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? Yes No UNKN NA (if yes, state locations and explain below)
31. Does the basement have seepage that results in standing water? Yes No UNKN NA (if yes, explain below)
- Are there any known material defects in any of the following (if yes, explain below. Use additional sheets if necessary):

- | | |
|--|----------------|
| 32. Plumbing system? | Yes No UNKN NA |
| 33. Security system? | Yes No UNKN NA |
| 34. Carbon monoxide detector? | Yes No UNKN NA |
| 35. Smoke detector? | Yes No UNKN NA |
| 36. Fire sprinkler system? | Yes No UNKN NA |
| 37. Sump pump? | Yes No UNKN NA |
| 38. Foundation/slab? | Yes No UNKN NA |
| 39. Interior walls/ceilings? | Yes No UNKN NA |
| 40. Exterior walls or siding? | Yes No UNKN NA |
| 41. Floors? | Yes No UNKN NA |
| 42. Chimney/fireplace or stove? | Yes No UNKN NA |
| 43. Patio/deck? | Yes No UNKN NA |
| 44. Driveway? | Yes No UNKN NA |
| 45. Air conditioner? | Yes No UNKN NA |
| 46. Heating system? | Yes No UNKN NA |
| 47. Hot water heater? | Yes No UNKN NA |
| 48. The property is located in the following school district _____ | UNKN |

Seller is non-occupant owner and has no knowledge regarding this property



Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and flood plain maps)

The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.

**Seller is non-occupant owner and has
no knowledge regarding this property**

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 Scott Kastanis 08/05/15 date _____
Scott Kastanis as agent for Cartus

Seller _____ 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 _____ date _____

Buyer _____ date _____

Homeowner's Real Estate Disclosure

Complete this form for your home. This information will be relied upon by Cartus Corporation and its affiliates in the appraisal and/or purchase process, so your answers must be complete and accurate. Although this is not a warranty, it will be presented to potential buyers as your representation of the condition of your home. Please complete this form and return it promptly to your Client Services Consultant. If the form does not allow for a complete description please attach additional sheets as needed.

****Please do not leave any sections blank****

File # 2005859

Owner's Name: Saadi VanWormer
James R. VanWormer

Property Address: 6 Weathersfield Lane

Valatie, New York 12184
United States Of America

Terms of Disclosure:

The Seller discloses the following information with the knowledge that, even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the property. The Seller authorizes this information to be provided in connection with any actual or anticipated sale of the property. The following are representations made by the Seller and are not the representations of any agent(s). This information is a disclosure, and is not intended to be part of any contract between the Buyer and Seller. We further understand that an offer to purchase will not be made until this disclosure is completed. We acknowledge and agree that subsequent purchasers of the Property may have a right to bring an action against us for any misrepresentation contained in this or any other disclosure provided by me/us.

A. What is the approximate year the property was built? 1986

B. Please indicate the water and sewer systems with the subject property:

Water

☐ Public ☒ Private Well ☐ Other

Sewer/Septic

☐ Public ☒ Septic Tank ☐ Other

C. The items checked below will remain with the subject property:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Range | <input type="checkbox"/> Washer | <input type="checkbox"/> Wall/Window Air Conditioner | <input type="checkbox"/> Spa |
| <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Washer/Dryer Hookups | <input type="checkbox"/> Humidifier | <input type="checkbox"/> Central Vacuum |
| <input checked="" type="checkbox"/> Microwave | <input type="checkbox"/> Dryer | <input type="checkbox"/> Evaporator Cooler(s) | <input type="checkbox"/> T.V. Antenna |
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Security Gates | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Hot Tub |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Smoke Detectors | <input type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Rain Gutters |
| <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Fire Alarm | <input type="checkbox"/> Sprinklers | <input checked="" type="checkbox"/> Sump Pump |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Central Heating | <input type="checkbox"/> Sauna | <input checked="" type="checkbox"/> Patio/Deck |
| <input checked="" type="checkbox"/> Window Screen | <input type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Pool | <input type="checkbox"/> Built-in Barbecue |
| | | | <input type="checkbox"/> Gazabo |

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section C?

☐ Yes ☒ No

If yes, describe:

D. Property Amenities:

- | | | | |
|-----------------|--|---------------------------------------|---|
| Water Softener | <input type="checkbox"/> Owned | <input type="checkbox"/> Rented | <input checked="" type="checkbox"/> N/A |
| Garage | <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Carport |
| | <input checked="" type="checkbox"/> Garage Door Opener | # of Remote Controls 3 | <input type="checkbox"/> N/A |
| Pool/Spa Heater | <input type="checkbox"/> Gas | <input type="checkbox"/> Solar | <input type="checkbox"/> Electric |
| Water Heater | <input checked="" type="checkbox"/> Gas/Oil | <input type="checkbox"/> Solar | <input type="checkbox"/> Electric |
| | <input type="checkbox"/> Owned | <input type="checkbox"/> Rented | |
| Gas Supply | <input type="checkbox"/> Utility | <input type="checkbox"/> Bottled | <input checked="" type="checkbox"/> N/A |
| Security System | <input type="checkbox"/> Owned | <input type="checkbox"/> Rented | <input checked="" type="checkbox"/> Monitoring Contract/Fee |
| | | | <input type="checkbox"/> N/A |

Solar Panels

☐ Owned

☐ Rented

☐ N/A

If Owned, is this financed through Special Assessment program?

☐ Yes ☒ No

If yes, describe:

Are there any additional buildings on the property?

☒ Yes ☒ No - *Shed*

If yes, describe:

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section D?

☐ Yes ☒ No

If yes, describe:

E. Roof (Current Roof):

Type: Asphalt

Approximate Age: 5 years

Repaired? (choose one)

☐ Yes ☒ No

If Yes, please explain:

Are there, to the best of your (Seller's) knowledge, any repairs needed to the current roof?

☐ Yes ☒ No

If yes, please explain:

F. If you (Seller) are aware of any defects/malfunctions in any of the following, check space(s) below.

☐ Interior Walls

☐ Ceilings

☐ Windows

☐ Sidewalks

☐ Driveways

☐ Stairs

☐ Foundation

☐ Insulation

☐ Exterior Walls

☐ Doors

☐ Floor

☐ Walls/Fences

☐ Electrical Systems

☐ Exterior Siding

☐ Heating System

☐ Other Structural Components

☐ Plumbing/Sewer/Septic

Please explain any defects selected above here:

G. Are you (Seller) aware of any of the following:

1. Is your home accessed, in whole or part, through a private road?

☐ Yes

☒ No

If yes, please explain:

2. Features shared with adjoining landowners (i.e., walls, fences, driveways) whose use or responsibility for maintenance may have an effect on the property.

☐ Yes

☒ No

If yes, please explain:

3. Encroachments, easements, or similar matters that may affect your interest in the property. ☐ Yes ☒ No

If yes, please explain:

4. Room additions, structural modifications, or other alterations or repairs made by you or a prior owner without necessary permits or in noncompliance with building codes. ☐ Yes ☒ No

If yes, please explain:

5. That the property is located on or near an active or former landfill (compacted or otherwise) or an environmentally hazardous site. ☐ Yes ☒ No

If yes, please explain:

6. Any settling from any cause, or slippage, sliding, or other soil problems. ☐ Yes ☒ No

If yes, please explain:

7. Any current or previous water damage, flooding, drainage, or grading problems. ☐ Yes ☒ No

If yes, please explain:

8. Damage to property or structures from fire, earthquake, flood, landslide, hurricane or other natural disaster. ☐ Yes ☒ No

If yes, please explain:

9. Zoning violations, non conforming uses, violations of "setback" requirements. ☐ Yes ☒ No

If yes, please explain:

10. Neighborhood noise problems or other nuisances. ☐ Yes ☒ No

If yes, please explain:

11. Deed restrictions or obligations. ☐ Yes ☒ No

If yes, please explain:

12. Is the type of siding on your home one of the following (if yes, select all that apply): ☐ Yes ☒ No

☐ Composition Board ☐ Hard Coat/Traditional Stucco ☐ Synthetic Stucco? ☐ Stone Veneer ☐ Unknown

13. Any "common area" (i.e., pools, tennis courts, walkways, or other co-owned areas). ☐ Yes ☒ No

If yes, please explain:

14. Any notices of statement or citations against the property. ☐ Yes ☒ No

If yes, please explain:

15. Any lawsuits against you affecting or threatening to affect the property. ☐ Yes ☒ No

If yes, please explain:

16. That the home has ever been tested for radon gas. ☒ Yes ☐ No

-
17. If radon remediation was required, was the work done? If yes, when? May 14, 2008
(date) ☒ Yes ☐ No ☐ NA
18. That the home contains ☐ Asbestos or ☐ Lead-based paint. ☐ Yes ☒ No
If yes, please explain:
19. Any evidence of or treatment/repairs for termites, structural, pest, or rodent infestation. ☐ Yes ☒ No
If yes, please explain:
20. That there is now, or has ever been, any underground storage tank(s) on the property. ☐ Yes ☒ No
If yes, please explain:
21. Have you experienced, or do you have knowledge of, any problems with the tank(s) such as leakage. ☐ Yes ☐ No ☒ NA
If yes, please explain:
22. Do you know what materials are, or were, stored in the tank(s)? ☐ Yes ☐ No ☒ NA
23. Are any title holders not U.S. citizens? ☐ Yes ☒ No
If yes, please explain:
24. Any special assessments? If yes, Type? ☐ Yes ☒ No
25. Insurance claims filed with respect to the home during the past two years? If yes, provide details below, including detail of claims, repairs made, and confirmation that you have repaired all items for which you have collected insurance proceeds. (Please add any additional comments on page 6.) ☐ Yes ☒ No
If yes, details:
26. Was your home built during the period of 2003 through 2009, or have you performed any remodeling or modifications to this home during the period of 2003 through 2009, using or involving drywall, also known as wallboard, gypsum board or plasterboard? ☐ Yes ☒ No
If yes, please explain:
27. Have you noticed any corrosion on any copper piping, wiring or HVAC units? ☐ Yes ☒ No
If yes, please explain:
28. Have you noticed any sulfur "rotten egg" smell anywhere in the home? ☐ Yes ☒ No
If yes, please explain:

Additional Comment:

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the seller.

Seller Status: ☒ is occupying the property ☐ is not occupying the property Moved out on (date).

Home Status: ☒ is currently occupied by me and/or members of my family ☐ is currently vacant ☐ is currently occupied by a tenant. Tenant will vacate by (date).

[Signature]
Seller

8/1/15
Date

[Signature]
Seller

8/1/15
Date



From: Sandi VanWormer [REDACTED]
Sent: Monday, August 31, 2015 11:48 AM
To: Spiegel, Sherilyn [REDACTED]
Subject: Re: Homeowner's Real Estate Disclosure - Solar Panels [SECURE]

We do not have solar panels. Thanks

On Mon, Aug 31, 2015 at 11:28 AM, Spiegel, Sherilyn [REDACTED] wrote:

Hi Sandi,

The solar panel question on the Cartus homeowner's real estate disclosure that you completed was missed. Can you please reply to this email to confirm if your home has solar panels or not? If there are solar panels please advise if they are owned or rented?

Thank you!

Sherilyn

Sherilyn Spiegel | Senior Client Services Consultant | Cartus

[REDACTED]

[REDACTED]

Connect with us:

[REDACTED]



Property Condition Disclosure Statement

Name of seller or sellers: Jim and Sandi Vankormer

Property address: 6 Weathersfield Ln Valatie NY 12184

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This disclosure statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A KNOWINGLY FALSE OR INCOMPLETE STATEMENT BY THE SELLER ON THIS FORM MAY SUBJECT THE SELLER TO CLAIMS BY THE BUYER PRIOR TO OR AFTER THE TRANSFER OF TITLE. IN THE EVENT A SELLER FAILS TO PERFORM THE DUTY PRESCRIBED IN THIS ARTICLE TO DELIVER A DISCLOSURE STATEMENT PRIOR TO THE SIGNING BY THE BUYER OF A BINDING CONTRACT OF SALE, THE BUYER SHALL RECEIVE UPON THE TRANSFER OF TITLE A CREDIT OF FIVE HUNDRED DOLLARS AGAINST THE AGREED UPON PURCHASE PRICE OF THE RESIDENTIAL REAL PROPERTY.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or residence of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be constructed or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instructions to the seller:

- (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 "UNKN" (unknown).

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorizes his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

General Information

- 1. How long have you owned the property? May 2008
- 2. How long have you occupied the property? May 2008
- 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? Yes No UNKN NA
- 5. Does anybody else claim to own any part of your property? Yes No UNKN NA (If yes, explain below)



6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? Yes ☒ No ☐ UNKN NA (if yes, explain below)
7. Are there any features of the property shared in common with adjoining land owners or a homeowners association, such as walls, fences or driveways? Yes ☒ No ☐ UNKN NA (if yes, describe below)
8. Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? Yes ☒ No ☐ UNKN NA (if yes, explain below)
9. Are there certificates of occupancy related to the property? Yes ☒ No ☐ UNKN NA (if no, explain below)

Environmental

Note to Seller - In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short- or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

Note to Buyer - If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? Yes ☒ No ☐ UNKN NA (if yes, explain below)
11. Is any or all of the property located in a designated wetland? Yes ☒ No ☐ UNKN NA (if yes, explain below)
12. Is the property located in an agricultural district? Yes ☒ No ☐ UNKN NA (if yes, explain below)
13. Was the property ever the site of a landfill? Yes ☒ No ☐ UNKN NA (if yes, explain below)
14. Are there or have there ever been fuel storage tanks above or below the ground on the property?
 Yes ☒ No ☐ UNKN NA
 If yes, are they currently in use? Yes ☒ No ☐ UNKN NA Location(s) Basement
 Are they leaking or have they ever leaked? Yes ☒ No ☐ UNKN NA (if yes, explain below)
15. Is there asbestos in the structure? Yes ☒ No ☐ UNKN NA (if yes, state location or locations below)
16. Is lead plumbing present? Yes ☒ No ☐ UNKN NA (if yes, state location or locations below)
17. Has a radon test been done? Yes ☒ No ☐ UNKN NA (if yes, attach a copy of the report) - mitigation system installed
18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? Yes ☒ No ☐ UNKN NA (if yes, describe below)
19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance?
 Yes ☒ No ☐ UNKN NA (if yes, attach report(s))

Structural

20. Is there any rot or water damage to the structure or structures? Yes ☒ No ☐ UNKN NA (if yes, explain below)
21. Is there any fire or smoke damage to the structure or structures? Yes ☒ No ☐ UNKN NA (if yes, explain below)
22. Is there any termite, insect, rodent or pest infestation or damage? Yes ☒ No ☐ UNKN NA (if yes, explain below)



23. Has the property been tested for termite, insect, rodent or pest infestation or damage?
Yes ☒ No ☒ UNKN NA (if yes, please attach report(s))
24. What is the type of roof/roof covering (slate, asphalt, other.)? Asphalt
Any known material defects? no
How old is the roof? 2010
Is there a transferable warrantee on the roof in effect now? Yes ☒ No ☒ UNKN NA (if yes, explain below)
25. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions. Yes ☒ No ☒ UNKN NA (if yes, explain below)

Mechanical Systems & Services

26. What is the water source (circle all that apply - well, private, municipal, other)? If municipal, is it metered?
Yes ☒ No ☒ UNKN NA
27. Has the water quality and/or flow rate been tested? Yes ☒ No ☒ UNKN NA (if yes, describe below)
28. What is the type of sewage system (circle all that apply - public sewer, private sewer, septic or cesspool)?
If septic or cesspool, age? unknown
Date last pumped? 2013
Frequency of pumping? every 2 years
Any known material defects? Yes ☒ No ☒ UNKN NA (if yes, explain below)
29. Who is your electric service provider? National Grid
What is the amperage? unknown
Does it have circuit breakers or fuses? circuit
Private or public poles? public
Any known material defects? Yes ☒ No ☒ UNKN NA (if yes, explain below)
30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? Yes ☒ No ☒ UNKN NA (if yes, state locations and explain below)
31. Does the basement have seepage that results in standing water? Yes ☒ No ☒ UNKN NA (if yes, explain below)
- Are there any known material defects in any of the following (if yes, explain below. Use additional sheets if necessary):
- | | |
|--|---|
| 32. Plumbing system? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN NA |
| 33. Security system? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN NA |
| 34. Carbon monoxide detector? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN NA |
| 35. Smoke detector? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN NA |
| 36. Fire sprinkler system? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN <input checked="" type="radio"/> NA |
| 37. Sump pump? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN NA |
| 38. Foundation/slab? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN NA |
| 39. Interior walls/ceilings? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN NA |
| 40. Exterior walls or siding? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN NA |
| 41. Floors? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN NA |
| 42. Chimney/fireplace or stove? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN NA |
| 43. Patio/deck? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN NA |
| 44. Driveway? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN NA |
| 45. Air conditioner? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN <input checked="" type="radio"/> NA |
| 46. Heating system? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN NA |
| 47. Hot water heater? | Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> UNKN NA |
| 48. The property is located in the following school district | <u>Ichabod Crane</u> UNKN |



Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and flood plain maps)

The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.

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 *Standa Bank* date 8/1/15

Seller *Ann K. Mann* date 8/1/15

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 *Scott Kastals* 08/05/15 date _____
Scott Kastals as agent for Cartus

Buyer _____ date _____



Carbon Monoxide and Smoke Detectors/Alarms Disclosure

1. Regulations require that a functioning carbon monoxide and smoke detector must be installed in every one- and two-family house, co-op or condo constructed or offered for sale.
2. At least one carbon monoxide alarm and smoke detector must be present in each dwelling unit.
3. A carbon monoxide detector must be located in the immediate vicinity of the bedrooms on the lowest floor. For example, if the bedrooms are all on the second floor then the detector must be placed on the second floor near the bedrooms.
4. The carbon monoxide alarms must have UL certification (this will most likely be stated on the packaging) and must be installed according to the manufacturer's instructions.
5. The carbon monoxide alarms may be hardwired to the dwelling, plugged into an outlet or battery operated.
6. If the carbon monoxide detector is part of a fire/burglar/carbon monoxide system or the alarms are monitored by a service, a distinctive alarm must be used to differentiate between the carbon monoxide alarm and the other system functions.
7. The carbon monoxide alarm must be maintained according to the manufacturer's instructions.
8. The alarms shall not be removed except for replacement, service or repair of the alarm.
9. Combination smoke/carbon monoxide detectors are allowed under new regulations if they meet the same criteria above.
10. The regulations DO APPLY for properties "For Sale By Owners".

Scott Kastanis 08/05/15
Purchaser Date
Scott Kastanis as agent for Cartus

DocuSigned by:
Sandi VanWormer 7/28/2015
Seller Date
SANDI59128B31A1...
Sandi VanWormer

Purchaser Date

DocuSigned by:
James VanWormer 7/28/2015
Seller Date
JAMES7301C246A4AF...
James VanWormer

Purchasers Agent

DocuSigned by:
Jaymie Denny
Sellers Agent
JAYMIE7301C246A4AF...
Jaymie Denny/CBPP



.1



MOLD CLEARANCE REPORT

6 Weathersfield Lane

Valatie, NY 12184

Job # IRA210R



MOLD CLEARANCE REPORT

Section 1 General:

Subject: Mold Clearance Findings

Date: 10/26/2015 **Time:** 11:00 am

Location: 6 Weathersfield Lane Valatie, NY 12184

Inspector: Michael Davis of Willow Environmental, LLC.

Inspector's Company Address: 25 Sherman Street Sandy Hook, CT 06482

Section 2 Method:

- Visual inspection of all accessible areas on interior of dwelling based on the Indoor Environmental Standards Organization, *Standards of Practice for the Assessment of Indoor Environmental Quality*.
- One air sample on each living level of home, plus two outdoor control samples. (**note:** no air testing in crawlspaces, attics, garages or any other area of the house that shares outdoor air).
- Swab samples of each distinct visible colony of mold throughout all spaces in entire dwelling
- Air sample medium: Air-o-cell cassettes
- Surface sample medium: Sterile swab samples



Section 3 Findings:

Surface mold was detected as follows: None

Amplified indoor mold spore counts detected as follows: None

Section 4 Discussion: The property is now vacant. The basement tank closet wall where the sill plates come together in the front left corner has been painted white. Some of the baseboard and platform in the basement have been removed.

Section 5 Conclusions:

Is remediation needed? NO

Section 7 Signature

Respectively,
Michael Davis
Willow Environmental, LLC.



Tables

ATTACHMENT 1

**Table 1. Summary of Results of Microscopic Analysis of Air Samples
6 Weathersfield Lane Valatie, NY 12184
October 26, 2015**

Room/Area Description	Sample Number	Results	
		Spore Density or Concentration	Predominant Genus
Air Samples			
Exterior, start	1	193 spores/ m ³	<i>Ascospores (73)</i>
Basement	2	14 spores/ m ³	<i>Aspergillus/Penicillium (7)</i>
Dining room	3	67 spores/ m ³	<i>Myxomycetes (27)</i>
Second floor	4	214 spores/ m ³	<i>Myxomycetes(167)</i>
Exterior, end	5	266 spores/m3	<i>Ascospores (107)</i>



Appendix A
Laboratory Report
ATTACHMENT 2



**HAYES**

MICROBIAL CONSULTING
3005 East Boundary Terrace, #F
Midlothian, VA 23112, USA
804.562.3435 Fax: 804.447.5562

Willow Environmental, LLC
25 Sherman St
Sandy Hook, CT 06482
Ph.: (203) 270-3595

Spore Trap Analysis
SOP #HMC101

HMC #15024655

Job Number:		Job Name:	6 Weathersfield Lane	Date Collected:	10/26/2015
Collected by:	Mike Davis			Date Received:	10/28/2015
Email:	willow02@aol.com			Date Reported:	10/28/2015

HMC ID Number	15024655 - 1	15024655 - 2	15024655 - 3	15024655 - 4
Sample ID#	1	2	3	4
Sample Name	Exterior Start	Basement	Dining Room	Second Floor
Sample Volume	150 liters	150 liters	150 liters	150 liters
Limit of Detection	7 spores/M3	7 spores/M3	7 spores/M3	7 spores/M3
Background \ Fragments	2 \ ND	3 \ ND	2 \ ND	2 \ 7/M3

Organism	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total
Alternaria												
Ascospores	11	73	37.8%				2	13	19.4%	1	7	3.3%
Aspergillus Penicillium	2	13	6.7%	1	7	50.0%	1	7	10.4%	3	20	9.3%
Basidiospores	6	40	20.7%									
Bipolaris Drechslera												
Chaetomium												
Cladosporium	9	60	31.1%				3	20	29.9%			
Curvularia												
Epicoccum												
Fusarium												
Memnoniella												
Myxomycetes	1	7	3.6%	1	7	50.0%	4	27	40.3%	25	167	78.0%
Pithomyces										3	20	9.3%
Stachybotrys												
Stemphylium												
Torula												
Ulocladium												
Unspecified Spore												
Total	29	193		2	14		10	67		32	214	



Signature:

A. Rajarajeswari

Date:

10/28/2015

Reviewed by:

Stephen A. Hayes

Date:

10/28/2015



Spore Trap Analysis

SOP #HMC101

HMC #15024655

Job Number:		Job Name:		Date Collected:	
Collected by: Mike Davis		6 Weathersfield Lane		10/26/2015	
Email: willow02@aol.com				Date Received: 10/28/2015	
				Date Reported: 10/28/2015	

HMC ID Number	15024655 - 5					
Sample ID#	5					
Sample Name	Exterior End					
Sample Volume	150 liters					
Limit of Detection	7 spores/M3					
Background \ Fragments	1 \ ND					

Organism	Raw Count	Count / M3	% of Total			
Alternaria						
Ascospores	16	107	40.2%			
Aspergillus Penicillium	3	20	7.5%			
Basidiospores	14	93	35.0%			
Bipolaris Drechslera						
Chaetomium						
Cladosporium	5	33	12.4%			
Curvularia						
Epicoccum						
Fusarium						
Memnoniella						
Myxomycetes	2	13	4.9%			
Pithomyces						
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Unspecified Spore						
Total	40	266				

INITIAL

Signature

Signature:

A. Rajarajeswari

Date: 10/28/2015

Reviewed by:

Stephen A. Hayes

Date: 10/28/2015

Appendix B
Photographs
ATTACHMENT 3





Some baseboard, flooring, and platform have been removed



Basement



The basement platform and some flooring were removed



Some basement flooring remained



Basement tank closet



Most of the basement flooring remained



MOLD CLEARANCE REPORT

6 Weathersfield Lane

Valatie, NY 12184

Job # IR92507



MOLD CLEARANCE REPORT

Section 1 General:

Subject: Mold Clearance Findings

Date: 10/2/2015 **Time:** 11:00 am

Location: 6 Weathersfield Lane Valatie, NY 12184

Inspector: Michael Davis of Willow Environmental, LLC.

Inspector's Company Address: 25 Sherman Street Sandy Hook, CT 06482

Section 2 Method:

- Visual inspection of all accessible areas on interior of dwelling based on the Indoor Environmental Standards Organization, *Standards of Practice for the Assessment of Indoor Environmental Quality*.
- One air sample on each living level of home, plus two outdoor control samples. (**note:** no air testing in crawlspaces, attics, garages or any other area of the house that shares outdoor air).
- Swab samples of each distinct visible colony of mold throughout all spaces in entire dwelling
- Air sample medium: Air-o-cell cassettes
- Surface sample medium: Sterile swab samples



Section 3 Findings:

Surface mold was detected as follows: None

Amplified indoor mold spore counts detected as follows:

Basement: *Aspergillus/Penicillium* and *Stachybotrys*

Section 4 Discussion: The property is now vacant. The basement tank closet wall where the sill plates come together in the front left corner has been painted white.

Section 5 Conclusions:

Is remediation needed? YES Please see section six for further details.



Section 6 Remediation Procedure

THIS REPORT IS SOLEY FOR PURPOSES OF DISCLOSING THE PRESENCE AND APPROXIMATE DEGREE OF MOLD AT THE SUBJECT PROPERTY. THIS REPORT IS NOT A REMEDIATION PROTOCOL. U.S. Inspect neither provides remediation recommendations, performs mold remediation services, or are affiliated with or endorse any mold remediation professionals. Since remediation is needed, based on the results of this mold screening investigation, Willow Environmental, LLC. offers the following:

All water and moisture sources should be corrected prior to remediation.

Remediation Proposal

Mold remediation should be performed by a trained and qualified mold remediation professional. Contact a licensed/certified mold remediation professional to create a mold remediation protocol and to perform the mold remediation.

The remediation proposal needs to document all contractor information and credentials.

All remediation proposal activities, specifics, methodology and location(s) to be remediated should be clearly detailed in the proposal.

As part of their remediation proposal, the remediation company should provide a written warranty for successful remediation verified in passing third party clearance testing.

Section 7 Signature

Respectively,
Michael Davis
Willow Environmental, LLC.

Tables



ATTACHMENT 1

**Table 1. Summary of Results of Microscopic Analysis of Air Samples
6 Weathersfield Lane Valatie, NY 12184
October 2, 2015**

Room/Area Description	Sample Number	Results	
		Spore Density or Concentration	Predominant Genus
Air Samples			
Exterior, start	1	2326 spores/ m ³	<i>Ascospores (1120)</i>
Basement	2	1140 spores/ m ³	<i>Aspergillus/Penicillium (853)</i> <i>Stachybotrys (7)</i>
Dining room	3	847 spores/ m ³	<i>Ascospores (280)</i>
Second floor	4	280 spores/ m ³	<i>Myxomycetes(100)</i>
Exterior, end	5	2220 spores/m3	<i>Ascospores (1160)</i>



**Table 2. Inventory of Building Components with Mold Growth
6 Weathersfield Lane Valatie, NY 12184
October 2, 2015**

Description/Location of Affected Building Components	Estimated Quantity
Basement has elevated spore counts of <i>Aspergillus/Penicillium</i> and <i>Stachybotrys</i> . Entire basement should be cleaned and disinfected. HEPA air scrubbers will remove the airborne spores.	Entire basement



Appendix A
Laboratory Report
ATTACHMENT 2



**HAYES**

MICROBIAL CONSULTING
3005 East Boundary Terrace, #F
Midlothian, VA 23112, USA
804.562.3435 Fax: 804.447.5562

Willow Environmental, LLC
25 Sherman St
Sandy Hook, CT 06482
Ph.: (203) 270-3595

Spore Trap Analysis
SOP #HMC101

HMC #15022422

Job Number:		Job Name: 6 Weathersfield Lane	Date Collected: 10/02/2015
Collected by: Mike Davis			Date Received: 10/07/2015
Email: willow02@aol.com			Date Reported: 10/07/2015

HMC ID Number	15022422 - 1	15022422 - 2	15022422 - 3	15022422 - 4
Sample ID#	1	2	3	4
Sample Name	Exterior Start	Basement	Dining Room	Second Floor
Sample Volume	150 liters	150 liters	150 liters	150 liters
Limit of Detection	7 spores/M3	7 spores/M3	7 spores/M3	7 spores/M3
Background \ Fragments	2 \ 20/M3	2 \ 13/M3	2 \ 13/M3	2 \ ND

Organism	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total
Alternaria	1	7	< 1%	1	7	< 1%						
Ascospores	168	1120	48.2%	12	80	7.0%	42	280	33.1%	12	80	28.6%
Aspergillus Penicillium	11	73	3.1%	128	853	74.8%	36	240	28.3%	6	40	14.3%
Basidiospores	144	960	41.3%	6	40	3.5%	30	200	23.6%	6	40	14.3%
Bipolaris Drechslera							1	7	< 1%	1	7	2.5%
Chaetomium												
Cladosporium	23	153	6.6%	3	20	1.8%						
Curvularia				1	7	< 1%						
Epicoccum												
Fusarium												
Memnoniella												
Myxomycetes	2	13	< 1%	17	113	9.9%	17	113	13.3%	15	100	35.7%
Pithomyces				2	13	1.1%	1	7	< 1%	2	13	4.6%
Stachybotrys				1	7	< 1%						
Stemphylium												
Torula												
Ulocladium												
Unspecified Spore												
Total	349	2326		171	1140		127	847		42	280	



Signature: _____

*Stephen A. Hayes*Date: 10/07/2015

Reviewed by: _____

*P. Ramesh*Date: 10/07/2015



HAYES

MICROBIAL CONSULTING
3005 East Boundary Terrace, #F
Midlothian, VA 23112, USA
804.562.3435 Fax: 804.447.5562

Willow Environmental, LLC
25 Sherman St
Sandy Hook, CT 06482
Ph.: (203) 270-3595

Spore Trap Analysis
SOP #HMC101

HMC #15022422

Job Number:	Job Name: 6 Weathersfield Lane	Date Collected: 10/02/2015
Collected by: Mike Davis		Date Received: 10/07/2015
Email: willow02@aol.com		Date Reported: 10/07/2015

HMC ID Number	15022422 - 5			
Sample ID#	5			
Sample Name	Exterior End			
Sample Volume	150 liters			
Limit of Detection	7 spores/M3			
Background \ Fragments	2 \ 20/M3			

Organism	Raw Count	Count / M3	% of Total			
Alternaria						
Ascospores	174	1160	52.3%			
Aspergillus Penicillium	18	120	5.4%			
Basidiospores	114	760	34.2%			
Bipolaris Drechslera						
Chaetomium						
Cladosporium	24	160	7.2%			
Curvularia						
Epicoccum						
Fusarium						
Memnoniella						
Myxomycetes	3	20	< 1%			
Pithomyces						
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Unspecified Spore						
Total	333	2220				



Signature: _____

Stephen N. Hayes

Date: 10/07/2015

Reviewed by: _____

P. Ramesh

Date: 10/07/2015

Appendix B
Photographs
ATTACHMENT 3





Basement tank closet



Gap between sill plates in corner has been painted



Gap has been painted white





MOLD CLEARANCE REPORT

6 Weathersfield Lane

Valatie, NY 12184

Job # IR8241W



MOLD CLEARANCE REPORT

Section 1 General:

Subject: Mold Clearance Findings

Date: 9/2/2015 **Time:** 12:15 pm

Location: 6 Weathersfield Lane Valatie, NY 12184

Inspector: Michael Davis of Willow Environmental, LLC.

Inspector's Company Address: 25 Sherman Street Sandy Hook, CT 06482

Section 2 Method:

- Visual inspection of all accessible areas on interior of dwelling based on the Indoor Environmental Standards Organization, *Standards of Practice for the Assessment of Indoor Environmental Quality*.
- One air sample on each living level of home, plus two outdoor control samples. (**note:** no air testing in crawlspaces, attics, garages or any other area of the house that shares outdoor air).
- Swab samples of each distinct visible colony of mold throughout all spaces in entire dwelling
- Air sample medium: Air-o-cell cassettes
- Surface sample medium: Sterile swab samples



Section 3 Findings:

Surface mold was detected as follows:

- Basement wall: *Stachybotrys*

Amplified indoor mold spore counts detected as follows: None

Section 4 Discussion: The property is now vacant. The basement tank closet had some staining on the front and left walls at the base. The tank closet walls have been painted white except for a small area where the sill plates come together in the front left corner. I took another swab in the area to make sure it wasn't dirt or shading. The swab came back as *Stachybotrys*.

Section 5 Conclusions:

Is remediation needed? YES Please see section six for further details.



Section 6 Remediation Procedure

THIS REPORT IS SOLEY FOR PURPOSES OF DISCLOSING THE PRESENCE AND APPROXIMATE DEGREE OF MOLD AT THE SUBJECT PROPERTY. THIS REPORT IS NOT A REMEDIATION PROTOCOL. U.S. Inspect neither provides remediation recommendations, performs mold remediation services, or are affiliated with or endorse any mold remediation professionals. Since remediation is needed, based on the results of this mold screening investigation, Willow Environmental, LLC. offers the following:

All water and moisture sources should be corrected prior to remediation.

Remediation Proposal

Mold remediation should be performed by a trained and qualified mold remediation professional. Contact a licensed/certified mold remediation professional to create a mold remediation protocol and to perform the mold remediation.

The remediation proposal needs to document all contractor information and credentials.

All remediation proposal activities, specifics, methodology and location(s) to be remediated should be clearly detailed in the proposal.

As part of their remediation proposal, the remediation company should provide a written warranty for successful remediation verified in passing third party clearance testing.

Section 7 Signature

Respectively,
Michael Davis
Willow Environmental, LLC.



Tables**ATTACHMENT 1**

**Table 1. Summary of Results of Microscopic Analysis of Air and Swab Samples
6 Weathersfield Lane Valatie, NY 12184
September 9, 2015**

Room/Area Description	Sample Number	Results	
		Spore Density or Concentration	Predominant Genus
Swab Sample			
Tank closet wall	6	Heavy	<i>Stachybotrys</i>
Air Samples			
Exterior, start	1	1406 spores/ m ³	<i>Cladosporium</i> (793)
Basement	2	301 spores/ m ³	<i>Aspergillus/Penicillium</i> (160)
Dining room	3	454 spores/ m ³	<i>Cladosporium</i> (347)
Second floor	4	534 spores/ m ³	<i>Cladosporium</i> (440)
Exterior, end	5	1467 spores/m3	<i>Cladosporium</i> (967)



**Table 2. Inventory of Building Components with Mold Growth
6 Weathersfield Lane Valatie, NY 12184
September 9, 2015**

Description/Location of Affected Building Components	Estimated Quantity
Basement tank closet lower front and left wall at corner. Staining may be below the floor plate.	<1 square feet



Appendix A
Laboratory Report
ATTACHMENT 2



**HAYES**

MICROBIAL CONSULTING
3005 East Boundary Terrace, #F
Midlothian, VA 23112, USA
804.562.3435 Fax: 804.447.5562

Willow Environmental, LLC
25 Sherman St
Sandy Hook, CT 06482
Ph.: (203) 270-3595

Spore Trap Analysis
SOP #HMC101

HMC #15019207

Job Number:		Job Name: 6 Weathershield Lane	Date Collected: 09/02/2015
Collected by: Mike Davis			Date Received: 09/08/2015
Email: willow02@aol.com			Date Reported: 09/08/2015

HMC ID Number	15019207 - 1	15019207 - 2	15019207 - 3	15019207 - 4
Sample ID#	1	2	3	4
Sample Name	Exterior Start	Basement	Dining Room	2nd Floor
Sample Volume	150 liters	150 liters	150 liters	150 liters
Limit of Detection	7 spores/M3	7 spores/M3	7 spores/M3	7 spores/M3
Background \ Fragments	2 \ ND	2 \ ND	2 \ ND	2 \ ND

Organism	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total
Alternaria												
Ascospores	54	360	25.6%	3	20	6.6%	9	60	13.2%	6	40	7.5%
Aspergillus Penicillium	3	20	1.4%	24	160	53.2%	4	27	5.9%	3	20	3.7%
Basidiospores	21	140	10.0%									
Bipolaris Drechslera												
Chaetomium												
Cladosporium	119	793	56.4%	16	107	35.5%	52	347	76.4%	66	440	82.4%
Curvularia	2	13	< 1%							1	7	1.3%
Epicoccum				1	7	2.3%	2	13	2.9%	4	27	5.1%
Fusarium												
Memnoniella												
Myxomycetes	5	33	2.3%	1	7	2.3%						
Pithomyces	7	47	3.3%				1	7	1.5%			
Polythrincium												
Stachybotrys												
Stemphylium												
Torula												
Ulocladium												
Total	211	1406		45	301		68	454		80	534	



Signature:

A. Rajarajeswari

Date:

09/08/2015

Reviewed by:

P. Ramesh

Date:

09/08/2015



Willow Environmental, LLC
25 Sherman St
Sandy Hook, CT 06482
Ph.: (203) 270-3595

Spore Trap Analysis

SOP #HMC101

HMC #15019207

Job Number:		Job Name: 6 Weathershield Lane		Date Collected: 09/02/2015
Collected by: Mike Davis				Date Received: 09/08/2015
Email: willow02@aol.com				Date Reported: 09/08/2015

HMC ID Number	15019207 - 5					
Sample ID#	5					
Sample Name	Exterior End					
Sample Volume	150 liters					
Limit of Detection	7 spores/M3					
Background \ Fragments	2 \ ND					

Organism	Raw Count	Count / M3	% of Total			
Alternaria	1	7	< 1%			
Ascospores	42	280	19.1%			
Aspergillus Penicillium	3	20	1.4%			
Basidiospores	16	107	7.3%			
Bipolaris Drechslera						
Chaetomium						
Cladosporium	145	967	65.9%			
Curvularia	1	7	< 1%			
Epicoccum	5	33	2.2%			
Fusarium						
Memnoniella						
Myxomycetes	2	13	< 1%			
Pithomyces	3	20	1.4%			
Polythrincium	2	13	< 1%			
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Total	220	1467				

INITIAL

Sig

Signature:

A. Rajarajeswari

Date: 09/08/2015

Reviewed by:

P. Ramesh

Date: 09/08/2015



HAYES

MICROBIAL CONSULTING
3005 East Boundary Terrace, #F
Midlothian, VA 23112, USA
804.562.3435 Fax: 804.447.5562

Willow Environmental, LLC
25 Sherman St
Sandy Hook, CT 06482
Ph.: (203) 270-3595

Direct ID Analysis
SOP #HMC102

HMC #15019207

Job Number:		Job Name: 6 Weathershield Lane	Date Collected: 09/02/2015
Collected by: Mike Davis			Date Received: 09/08/2015
Email: willow02@aol.com			Date Reported: 09/08/2015

HMC ID Number: 15019207 - 6		Sample Media: Swab	
Sample ID Number: 6		Sample Name: Tank Closet Wall	
Organism	Spore Estimate	Mycelial Estimate	Note
Stachybotrys	Heavy	Few	

Signature:

A. Rajarajeswari

Date:

09/08/2015

Reviewed by:

P. Ramesh

Date:

09/08/2015

Appendix B
Photographs
ATTACHMENT 3





Basement tank closet



Most of tank closet front and left walls painted white



Area that wasn't cleaned is in bottom corner at floor



Area with *Stachybotrys* is between 2x4's



Sheetrock wall between 2x4's covered with *Stachybotrys*-close up view





MOLD SCREENING REPORT

6 Weathersfield Lane

Valatie, NY 12184

Job # IR72710



MOLD SCREENING REPORT

Section 1 General:

Subject: Mold Screening Findings

Date: 7/30/2015 **Time:** 11:00 am

Location: 6 Weathersfield Lane Valatie, NY 12184

Inspector: Michael Davis of Willow Environmental, LLC.

Inspector's Company Address: 25 Sherman Street Sandy Hook, CT 06482

Section 2 Method:

- Visual inspection of all accessible areas on interior of dwelling based on the Indoor Environmental Standards Organization, *Standards of Practice for the Assessment of Indoor Environmental Quality*.
- One air sample on each living level of home, plus two outdoor control samples. (**note:** no air testing in crawlspaces, attics, garages or any other area of the house that shares outdoor air).
- Swab samples of each distinct visible colony of mold throughout all spaces in entire dwelling
- Air sample medium: Air-o-cell cassettes
- Surface sample medium: Sterile swab samples



Section 3 Findings:

Surface mold was detected as follows:

- Basement wall: *Aspergillus*, *Stachybotrys*

Amplified indoor mold spore counts detected as follows: None

Section 4 Discussion: The property is a single family house that appears to be undergoing some minor cosmetic repairs such as patching and painting. The basement tank closet has some staining on the front and left walls at the base. The homeowner said he tried to wipe some of it off but there is still *Stachybotrys* there. The grading on the outside of the house in that area slopes down towards the foundation. The grading in that area should be built up. There is some water staining on the acoustical tile ceiling in the basement, and some on the first and second floor ceilings. Moisture meter readings were 2-4%.

Section 5 Conclusions:

Is remediation needed? YES Please see section six for further details.



Section 6 Remediation Procedure

THIS REPORT IS SOLEY FOR PURPOSES OF DISCLOSING THE PRESENCE AND APPROXIMATE DEGREE OF MOLD AT THE SUBJECT PROPERTY. THIS REPORT IS NOT A REMEDIATION PROTOCOL. U.S. Inspect neither provides remediation recommendations, performs mold remediation services, or are affiliated with or endorse any mold remediation professionals. Since remediation is needed, based on the results of this mold screening investigation, Willow Environmental, LLC. offers the following:

All water and moisture sources should be corrected prior to remediation.

Remediation Proposal

Mold remediation should be performed by a trained and qualified mold remediation professional. Contact a licensed/certified mold remediation professional to create a mold remediation protocol and to perform the mold remediation.

The remediation proposal needs to document all contractor information and credentials.

All remediation proposal activities, specifics, methodology and location(s) to be remediated should be clearly detailed in the proposal.

As part of their remediation proposal, the remediation company should provide a written warranty for successful remediation verified in passing third party clearance testing.

Section 7 Signature

Respectively,
Michael Davis
Willow Environmental, LLC.



Tables

ATTACHMENT 1

Table 1. Summary of Results of Microscopic Analysis of Air and Swab Samples
6 Weathersfield Lane Valatie, NY 12184
July 30, 2015

Room/Area Description	Sample Number	Results	
		Spore Density or Concentration	Predominant Genus
Swab Sample			
Basement wall	6	Heavy	<i>Aspergillus</i> <i>Stachybotrys</i>
Air Samples			
Exterior, start	1	2207 spores/ m ³	<i>Cladosporium</i> (1067)
Basement	2	167 spores/ m ³	<i>Cladosporium</i> (100)
Dining room	3	213 spores/ m ³	<i>Cladosporium</i> (147)
Second floor	4	120 spores/ m ³	<i>Torula</i> (40)
Exterior, end	5	1966 spores/m3	<i>Cladosporium</i> (1280)



**Table 2. Inventory of Building Components with Mold Growth
6 Weathersfield Lane Valatie, NY 12184
July 30, 2015**

Description/Location of Affected Building Components	Estimated Quantity
Basement tank closet lower front and left walls. Staining may be below the floor plate. Check all walls.	6 square feet



Appendix A
Laboratory Report
ATTACHMENT 2





HAYES
MICROBIAL CONSULTING
3005 East Boundary Terrace, #F
Midlothian, VA 23112, USA
804.562.3435 Fax: 804.447.5562

Willow Environmental, LLC
25 Sherman St
Sandy Hook, CT 06482
Ph.: (203) 270-3595

Spore Trap Analysis
SOP #HMC101

HMC #15015674

Job Number:	Job Name: 6 Weathersfield Lane	Date Collected: 07/30/2015
Collected by: Mike Davis		Date Received: 08/03/2015
Email: willow02@aol.com		Date Reported: 08/03/2015

HMC ID Number	15015674 - 1	15015674 - 2	15015674 - 3	15015674 - 4
Sample ID#	1	2	3	4
Sample Name	Ext, Start	Basement	Dining Room	Second Floor
Sample Volume	150 liters	150 liters	150 liters	150 liters
Limit of Detection	7 spores/M3	7 spores/M3	7 spores/M3	7 spores/M3
Background	2	2	2	2
Fragments	ND	ND	ND	ND

Organism	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total
Alternaria	3	20	< 1%									
Ascospores	96	640	29.0%				3	20	9.4%			
Aspergillus Penicillium	2	13	< 1%	5	33	19.8%	2	13	6.1%	3	20	16.7%
Basidiospores	65	433	19.6%	1	7	4.2%	2	13	6.1%			
Bipolaris Drechslera				1	7	4.2%						
Cercospora	4	27	1.2%	2	13	7.8%	1	7	3.3%			
Chaetomium												
Cladosporium	160	1067	48.3%	15	100	59.9%	22	147	69.0%	4	27	22.5%
Curvularia										2	13	10.8%
Epicoccum				1	7	4.2%				2	13	10.8%
Fusarium												
Memnoniella												
Myxomycetes										1	7	5.8%
Pithomyces	1	7	< 1%				2	13	6.1%			
Stachybotrys												
Stemphylium												
Torula										6	40	33.3%
Ulocladium												
Total	331	2207		25	167		32	213		18	120	



Signature:

P. Ramesh

Date: 08/03/2015

Reviewed by:

Stephen N. Hayes

Date: 08/03/2015



HAYES
MICROBIAL CONSULTING
3005 East Boundary Terrace, #F
Midlothian, VA 23112, USA
804.562.3435 Fax: 804.447.5562

Willow Environmental, LLC
25 Sherman St
Sandy Hook, CT 06482
Ph.: (203) 270-3595

Spore Trap Analysis
SOP #HMC101

HMC #15015674

Job Number:		Job Name:	6 Weathersfield Lane	Date Collected:	07/30/2015
Collected by:	Mike Davis			Date Received:	08/03/2015
Email:	willow02@aol.com			Date Reported:	08/03/2015

HMC ID Number	15015674 - 5			
Sample ID#	5			
Sample Name	Ext End			
Sample Volume	150 liters			
Limit of Detection	7 spores/M3			
Background	2			
Fragments	ND			

Organism	Raw Count	Count / M3	% of Total		
Alternaria					
Ascospores	65	433	22.0%		
Aspergillus Penicillium	3	20	1.0%		
Basidiospores	30	200	10.2%		
Bipolaris Drechslera					
Cercospora					
Chaetomium					
Cladosporium	192	1280	65.1%		
Curvularia					
Epicoccum	3	20	1.0%		
Fusarium					
Memnoniella					
Myxomycetes					
Pithomyces	2	13	< 1%		
Stachybotrys					
Stemphylium					
Torula					
Ulocladium					
Total	295	1966			



Signature: P. Ramez

Date: 08/03/2015

Reviewed by: Stephen N. Hayes

Date: 08/03/2015



HAYES

MICROBIAL CONSULTING
3005 East Boundary Terrace, #F
Midlothian, VA 23112, USA
804.562.3435 Fax: 804.447.5562

Willow Environmental, LLC
25 Sherman St
Sandy Hook, CT 06482
Ph.: (203) 270-3595

Direct ID Analysis
SOP #HMC102

HMC #15015674

Job Number:		Job Name: 6 Weathersfield Lane	Date Collected: 07/30/2015
Collected by: Mike Davis			Date Received: 08/03/2015
Email: willow02@aol.com			Date Reported: 08/03/2015

HMC ID Number: 15015674 - 6		Sample Media: Swab	
Sample ID Number: 6		Sample Name: Basement Wall	
Organism	Spore Estimate	Mycelial Estimate	Note
Aspergillus	Heavy	Trace	
Stachybotrys	Heavy	Many	



Signature: P. Ramesh

Date: 08/03/2015

Reviewed by: Stephen N. Hayes

Date: 08/03/2015

Appendix B
Photographs
ATTACHMENT 3





Basement tank closet



Staining on left tank closet wall



Staining on front tank closet wall



Old water staining on basement ceiling tiles



Water stain on first floor ceiling



Water stain on second floor ceiling



Area of negative grading above basement staining



Upper section of attic



Lower section of attic

INVOICE

BIRDSALL ELECTRIC
12 DOGWOOD DRIVE
DELANSON, N.Y. 12053
(518) 361-3729
LICENSED/INSURED

SERVICE FOR: James VanWormer
6 Weathersfield Lane
Valatie, NY 12184

BILL TO:

Salesperson:		Date:	7/29/2015
Invoice number:	1638	Service number:	
Cost estimate:		Date completed:	

PARTS AND MATERIALS

PART NO.	QTY.	PARTS DESCRIPTION	PRICE EACH	AMOUNT
	1	4" round blank plate	1.50	1.50
	3	GFI receptacles	16.66	49.98
Paid in full 7-29-15				
Total parts and materials:				51.48

LABOR

		Tax rate:	8.00 %	Tax:	4.12
SERVICE PERSON	HOURS	DESCRIPTION	RATE/HOUR	AMOUNT	
	3	Install a blank plate on the bsmt. Junction box, replace the gfi receptacle next to the kitchen sink, at the hot tub, and on the porch. Troubleshoot and reset the gfi outlet that controls the 2nd floor bath receptacles as called for in the home inspection.	60.00	180.00	
Total labor:				180.00	
Tax rate:				8.00 %	Tax: 14.40
Amount due on receipt:					250.00

COMMENTS



Worldwide ERC® Relocation Property Assessment

IMPORTANT INFORMATION: Please Read Carefully

This document is a Property Assessment. It is not a buyer's home inspection.

This document should not be used in place of nor be mistaken for a general home inspection or specialty type inspection performed by a licensed or trades professional (e.g., professional home inspector, engineer, pest control operator, electrician, plumber, roofer or HVAC specialist, pool/spa specialist, etc.). This Property Assessment was prepared exclusively and for the sole use of the Client identified below (the "Client") under an established business-to-business relationship for the specific purposes of assisting with the relocation of an employee. It is not intended for use, nor is it to be relied upon, by any party other than the Client, including, but not limited to, buyers, sellers, lenders, real estate brokers/agents, and/or appraisers.

The Client may be required to provide this Property Assessment to other parties in order to comply with disclosure obligations under applicable federal, state and/or local law(s); however, no disclosure of this Property Assessment to other parties, including prospective buyers, shall be deemed to create or give rise to a duty of care or performance on the part of the Property Assessment Provider identified below or the Client toward such other parties. Accordingly, no party other than the Client may rely upon or be influenced by this Property Assessment when considering the property. The Property Assessment Provider prepared this Property Assessment in accordance with Client directives and based it on findings gathered at the property address identified below and other property information sources.

1. GENERAL INFORMATION

File #: 2605859 Client: Cartus
Contact: Ms. Sherilyn Spiegel Phone: 203.205-1553 Fax: _____
Email Address: sherilyn.spiegel@cartus.com
Client Address: 40 Apple Ridge Road
City/State/Postal Code: Danbury, CT 06810

Transferee(s): Mrs. Sandi VanWormer
Transferee Property Address: 6 Weathersfield Ln
City/State/Postal Code: Valatie, NY 12184

Property Assessment Provider: U.S. Inspect, LLC Job/File #: IR7072B
Provider Address: 3650 Concorde Pkwy, Suite 100
City/State/Postal Code: Chantilly, VA 20151
Contact: U.S. Inspect, LLC Phone: (703) 293-1400 Fax: (703) 293-1600
Email Address: clientservice@usinspect.com

Date/Time: 7/20/2015 Weather: Clear Temp: 75 °F
Estimated Age of Main Dwelling (yrs): 35 YRS
Parties Present At Time of Assessment: Home Owner Occupied: Yes
Scope of Assessment: MAJOR COMPONENT



RELOCATION PROPERTY ASSESSMENT

Client Cartus
Contact Ms. Sherilyn Spiegel
Transferee Mrs. Sandi VanWormer
Page 1 of 14

6 Weathersfield Ln
Valatie, NY 12184

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Client File # 2605859
US Inspect Job # IR7072B

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2. PURPOSE AND SCOPE OF THE RELOCATION PROPERTY ASSESSMENT

To provide a professional opinion of a relocating employee's main dwelling and its immediate surrounding area in its "as is" condition, as of the date of assessment, limited to the definitions and guidelines as established by the Client and within this Property Assessment document.

3. OBJECTIVE OF THE RELOCATION PROPERTY ASSESSMENT

To provide the Client with data about a relocating employee's main dwelling and its immediate surrounding area, based on a visual assessment of items identified by category in this Property Assessment document.

4. DEFINITION OF THE RELOCATION PROPERTY ASSESSMENT

A visual, non-invasive evaluation and status of the items identified by category on the ensuing pages. The reporting of apparent defects (not cosmetic deficiencies) that call for corrective action is limited to three categories: 1) structure; 2) unsafe or hazardous conditions; and 3) inoperative systems or appliances.

1. Structure: A load-bearing member of a building (including, but not limited to, footings, foundation walls, posts, beams, floor joists, bearing walls, or roof framings) is to be reported as defective if it has one or more of these characteristics:

- Abnormal cracking or splitting;
- Unusual settlement;
- Deterioration such as rot or pest infestation damage;
- Improper alignment or structural integrity compromised by modification or abuse; or
- Other characteristics that affect the building's structural integrity.

2. Unsafe or Hazardous Conditions: Any item that is identified as a safety defect or a hazard, the presence or absence of which would be dangerous. Unless directed by the Client, the reporting of the possible presence of lead based paint, asbestos, ureaformaldehyde foam insulation, radon, electromagnetic radiation, toxic wastes, molds or fungus, and other environmental or indoor air pollutants are outside the scope of this Property Assessment.

3. Inoperative Systems and Appliances: Any installed systems or built-in appliances that do not operate properly or perform their intended function in response to normal use.

Unless directed by the Client, the following areas are outside the scope of this assessment: (i) cosmetic deficiencies; (ii) deferred maintenance items; (iii) the condition of on-site waste and water systems; (iv) the condition of underground fuel storage tanks; (v) the quality of the water supply; (vi) geological hazards such as floods, erosion, earthquakes, landslides, mudslides and volcanoes; and (vii) governmental or lender requirements. Furthermore, this Property Assessment is not a representation of compliance or noncompliance with federal, state, or local government regulations and codes (e.g., building codes, zoning ordinances, energy efficiency ratings, addition or remodeling permits, etc.).

Estimated costs to correct items identified in this Property Assessment as defective and/or items that may require attention are not bids and do not give rise to performance obligations on the part of the Property Assessment Provider. The Property Assessment Provider is not engaged in the business of providing repair; renovation or improvement services; as such, the Property Assessment Provider has not and cannot determine the actual cost of any repairs, renovations or improvements that may be advised or desired. The cost estimates reflect national, state and/or local cost averages as derived from the review of cost estimator manuals and other information sources by the Property Assessment Provider; all cost estimates should be followed by firm quotes or bids from qualified, reputable contractors.



RELOCATION PROPERTY ASSESSMENT

Client: **Cartus**
Contact: **Ms Shenlyn Spiegel**
Transferee: **Mrs Sandi VanWormer**
Page 2 of 14

**6 Weathersfield Ln
Valatie, NY 12184**

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Client File #: **2605859**
US Inspect Job #: **IR7072B**

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5. STATUS DEFINITIONS

For each category, when applicable, rate the status of each item by checking the box as follows:



Acceptable: The item is performing its intended function as of the date of the assessment.

Not Present: The item does not exist in the structure being assessed.

Not Assessed: The item was not assessed because of inaccessibility or seasonal impediments.


Defective: The item is either: structurally unsound; unsafe or hazardous; or inoperative, as defined in Section 4 above.

A NPNA D

Item

Remarks

LOTS & GROUNDS (LG)

1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walks	
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stoops Steps	
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Patio	
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Deck Balcony	
5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Porch	
6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Retaining Walls	
7	SURFACE WATER CONTROL					
8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grading	Negative grade sloping toward the dwelling at the bilco door area may be contributing to the water penetration at the basement.
						
Grading - Negative						
9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Swales	
10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bsmt Stairwell Drain	
11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Wells	
12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Surface Drain	

ROOF (R)

1					Method of Assessment	Viewed from ladder at eaves		
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#1	Asphalt Shingle, Main roof	Approx. Age:	Design Life:
						Limited Visibility, No apparent problem.		
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#2		Approx. Age:	Design Life:
4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#3		Approx. Age:	Design Life:
5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#4		Approx. Age:	Design Life:
6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#5		Approx. Age:	Design Life:
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flashing	Limited Visibility, No apparent problems.		
8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Skylights			
9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chimney	Limited visibility due to design. No apparent problem.		
10	ROOF WATER CONTROL							
11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gutters			
12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Downspouts and Extens			

EXTERIOR SURFACE (ES)

1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#1	Vinyl
---	-------------------------------------	--------------------------	--------------------------	--------------------------	----	-------

RELOCATION PROPERTY ASSESSMENT


Client: Cartus
 Contact: Ms. Sherilyn Spiegel
 Transferee: Mrs. Sandi VanWormer
 Page 3 of 14



6 Weathersfield Ln
 Valatie, NY 12184

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 US Inspect Job #: IR7072B

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A	NPNA	D	Item	Remarks	
EXTERIOR SURFACE (ES) CONTINUED					
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#2
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#3
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trim
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fascia
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soffits
7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows
<div style="color: red;">Windows with failed insulated glass seals observed at the dining room.</div> <div style="text-align: center;">  </div> <div style="text-align: center;">Window - Failed Insulated Glass Seal</div>					
GARAGE/CARPORTS (G/C)					
<div style="display: flex; justify-content: space-around; align-items: center;"> <div><input checked="" type="checkbox"/> Garage</div> <div><input type="checkbox"/> Carport</div> <div><input checked="" type="checkbox"/> Attached</div> <div><input type="checkbox"/> Detached</div> </div>					
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door Operation
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Auto Door Opener
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition
Stored items, limited visibility. No apparent problem.					
STRUCTURE (S)					
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foundation
Limited Visibility. No apparent problem.					
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Beams
Limited visibility. No apparent problem.					
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bearing Walls
Limited Visibility. No apparent problem.					
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Joists Trusses
Limited visibility. No apparent problem.					
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Piers Posts
Limited visibility. No apparent problem.					
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor Slab
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hand Rails
ATTIC (A)					
1					Method of Assessment
Entered					
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof Framing
Limited visibility. No apparent problem.					
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheathing
Limited visibility. No apparent problem.					
4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation
5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic Fan
6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whole House Fan
7					Evidence of ongoing water penetration?
<div style="display: flex; justify-content: space-between;"> <div>Limited visibility. No apparent problem.</div> <div> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div> <div>If Yes, describe:</div> </div>					
RELOCATION PROPERTY ASSESSMENT					
Client: Cartus		Client File #: 2605859			
Contact: Ms. Sherilyn Spiegel		6 Weathersfield Ln			
Transferee: Mrs. Sandi VanWormer		Valatie, NY 12184			
Page 4 of 14		US Inspect Job #: IR7072B			
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A	NPNA	D	Item	Remarks	
BASEMENT (B)					
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heat
4					<p>Evidence of ongoing water penetration? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe:</p> <p style="color: red;">Water penetration is apparent due to standing water at the basement bilco door. The source of the water penetration needs to be identified and repaired.</p> <div style="text-align: center;">  <p>Water Penetration Basement</p> </div>
CRAWL SPACE (CS)					
NOT APPLICABLE					
ELECTRICAL (E)					
1					Amps: 200 Volts: 120/240
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Cable <u>Underground</u>
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Panel
4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Branch Circuits</p> <p style="color: red;">Exposed wire splices at the basement. An exposed splice creates the potential for accidental contact and is a safety concern.</p> <div style="text-align: center;">  <p>Splice Exposed</p> </div>
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wire Conductor
7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>GFI</p> <p style="color: red;">Inoperable GFCI outlet at the kitchen to the right of the sink and in the upstairs bathroom. GFCI outlets are a safety device used to trip a circuit when a ground fault is detected.</p>



Client: Cartus
 Contact: Ms. Sherilyn Spiegel
 Transferee: Mrs. Sandi VanWormer
 Page 5 of 14


RELOCATION PROPERTY ASSESSMENT

6 Weathersfield Ln
 Valatie, NY 12184

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Client File #: 2605859
 US Inspect Job #: IR7072B

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A	NPNA	D	Item	Remarks
ELECTRICAL (E) CONTINUED				
7			GFI (continued)	
			Outlet - Inoperable	
8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detector
9				Is the size of the incoming electrical service adequate to meet the needs of the dwelling? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
HEATING SYSTEM (HS)				
1			Primary:	Hydronic Boiler Approx. Age: 16 yrs. Design Life:
2			Additional:	Approx. Age: Design Life:
3			Fuel(s):	Oil
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Primary Operation Hydronic Boiler
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additional Operation
6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Draft Control
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exhaust System
8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Distribution
9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fuel Tanks/Lines
10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Thermostat
11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blower
12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier
13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heat Exchanger Limited visibility due to design. No apparent problem.
14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pressure Rel Valve
15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Circulator Pump
AIR CONDITIONING SYSTEM (AC)				
NOT APPLICABLE				
PLUMBING (P)				
1			Water Source:	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private How Verified Owner
2			Sewage Service:	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private How Verified Owner
3			Water Service On?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Pipes
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain Pipes
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vent Pipes
7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Laundry Tub
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Pressure
9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilet
10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tub Shower Unable to evaluate the two hydro massage tubs due to they do not hold water.
11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exhaust Fan
12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sink

RELOCATION PROPERTY ASSESSMENT


Client: **Cartus**
 Contact: **Ms Sherilyn Spiegel**
 Transferee: **Mrs. Sandi VanWormer**

6 Weathersfield Ln
 Valatie, NY 12184

Client File #: **2605859**
 US Inspect Job #: **IR7072B**

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A	NPNA	D	Item	Remarks
PLUMBING (P) CONTINUED				
13			WATER HEATER	
14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater Unit Tankless Coil-Integral w/ Boiler Approx. Age: 16 yrs. Design Life:
15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exhaust System
16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Temp Press Relief Valve
ON-SITE SEWAGE DISPOSAL (SD)				
1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	System Operation Not Assessed - To be performed by a specialist.
WELL (W)				
1				Well <input checked="" type="checkbox"/> Private <input type="checkbox"/> Community WELL FLOW/PRESSURE IS ACCEPTABLE.
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pump WELL FLOW/PRESSURE IS ACCEPTABLE.
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower Press Top Floor
4				Water Sample Sent To Lab? <input type="checkbox"/> Yes <input type="checkbox"/> No Date Sent: 7/20/2015
5				Is there minimum flow of 3 gallons per minute (gpm) after 30 minutes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6				If no, state the number of gallons per minute (gpm) after 30 minutes:
POOL AND HOT TUB (P/T)				
NOT APPLICABLE				
FIREPLACE/WOODBURNING DEVICES (FP)				
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Free Standing Stove
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flue Limited visibility due to design. No apparent problem.
KITCHEN (K)				
NOT APPLICABLE				
FINAL COMMENTS				
<p>During this property assessment, have you observed other unsafe or hazardous conditions as defined on page 2 of this report? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, explain:</p> <p>Possible mold was identified next to the well tanks on the sheet rock. Recommend further evaluation by a specialist to determine type of mold present and repair recommendations.</p>				
<p>The Property Assessment Provider identified below hereby certifies adherence to the terms of the assignment as set forth in the Definitions.</p> <p>Property Assessment Provider Name (Please print or type): <u>U.S. Inspect, LLC</u> Date: _____</p>				
				
RELOCATION PROPERTY ASSESSMENT				
Client:	Cartus			Client File #
Contact:	Ms Sherilyn Spiegel			2605859
Transferee:	Mrs Sandi VanWormer			US Inspect Job #
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Indoor Air Quality Disclaimer

GENERAL BACKGROUND ON INDOOR AIR QUALITY

In the last several years, a growing body of scientific evidence has indicated that the air within homes and other buildings can be more seriously polluted than the outdoor air in even the largest and most industrialized cities. Other research indicates that people spend approximately 90 percent of their time indoors. Thus, for many people, the risks to health may be greater due to exposure to air pollution indoors than outdoors.

In addition, people who may be exposed to indoor air pollutants for the longest periods of time are often those most susceptible to the effects of indoor air pollution. Such groups include the young, the elderly, and the chronically ill, especially those suffering from respiratory or cardiovascular disease.

While pollutant levels from individual sources may not pose a significant health risk by themselves, most homes have more than one source that contributes to indoor air pollution. There can be a serious risk from the cumulative effects of these sources. Fortunately, there are steps that most people can take both to reduce the risk from existing sources and to prevent new problems from occurring.

The U.S. Environmental Protection Agency (EPA) and the U.S. Consumer Product Safety Commission (CPSC) produce a popular and comprehensive publication on the subject of Indoor Air Quality entitled *The Inside Story: A Guide to Indoor Air Quality*. It describes sources of air pollution in the home and office, corrective strategies, and specific measures for reducing pollutant levels. This illustrated booklet covers all major sources of pollution such as biological contaminants (including bacteria, molds, mildew, viruses, animal dander and cat saliva, house dust mites, cockroaches, and pollen), radon, household chemicals, carbon monoxide, formaldehyde, pesticides, asbestos, and lead.

U.S. Inspect advises homebuyers and homeowners to research Indoor Air Quality issues through resources available at the federal, state and/or local government levels. The EPA website at www.epa.gov is an informative resource for information on Indoor Air Quality. For individuals without access to the Internet, federal agencies with Indoor Air Quality information include the EPA's Indoor Air Quality Information Clearinghouse (IAQ INFO) at P.O. Box 37133, Washington, DC, 20013-7133; (800) 438-4318; (703) 356-4020. Single copies of *The Inside Story: A Guide to Indoor Air Quality* are available from EPA's IAQ Information Clearinghouse or by visiting the EPA website at www.epa.gov/iaq/pubs/ (the website is recommended for the most up-to-date scientific and technical information).

Questions or concerns about Indoor Air Quality issues can also be answered by a variety of state or local government agencies. Calling or writing the agencies responsible for health or air quality control is the best way to start getting information from a state or local government agency. To obtain state agency contacts, individuals can write, call or visit EPA's IAQ Information Clearinghouse.

NO INDOOR AIR QUALITY SERVICES PERFORMED

Unless otherwise noted, no services have been performed at the above-referenced Property to determine Indoor Air Quality levels or to assess potential health effects from the possible presence of indoor air pollutants. Where certain Indoor Air Quality services have been performed at the Property (for example, radon testing), such services are exclusively limited to the indoor air pollutant identified and tested. Otherwise, Indoor Air Quality issues have not been addressed in a comprehensive manner, and where they have been addressed, it has been done for general informational purposes only.

Homeowners and homebuyers are advised that services customarily rendered in connection with real estate transactions (for example, General Home Inspection and/or Property Condition Assessment services; Appraisals; Broker Value Opinions or Market Analyses; Mortgage Lending and Title Services; Corporate Relocation facilitation services; REALTOR® services; etc.) do not encompass comprehensive testing, analysis or evaluation of Indoor Air Quality, or specific recommendations related to Indoor Air Quality.

Homeowners or homebuyers that desire comprehensive Indoor Air Quality testing or investigative services are advised to consult with contractors or professionals of their choice to ascertain the condition of the property and/or to remediate Indoor Air Quality concerns. The EPA advises the general public to check the references of outside contractors or professionals and to make certain they follow recommendations published by the EPA, the guidelines of the American Conference of Government Industrial Hygienists (ACGIH), and/or guidelines from other professional organizations.

U.S. Inspect can coordinate the performance of comprehensive Indoor Air Quality testing or investigative services for additional fee(s). Services are performed by members of the U.S. Inspect Network of professional service providers.

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RELOCATION PROPERTY ASSESSMENT

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Contact: **Ms. Sherilyn Spiegel**
Transferee: **Mrs. Sandi VanWormer**
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Relocation Property Assessment Picture Page



1. Main Dwelling



2. Main Dwelling



3. Main Dwelling



4. Main Dwelling



5. Main Dwelling



6. Main Dwelling



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Relocation Property Assessment Picture Page (continued)



7. Grading - Negative



8. Roof Surface: Asphalt Shingle, Main roof



9. Roof Surface: Asphalt Shingle, Main roof



10. ROOF Chimney



11. ROOF Chimney



12. ROOF Chimney



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Relocation Property Assessment Picture Page (continued)



13. ROOF Chimney



14. Window - Failed Insulated Glass Seal



15. Garage



16. Attic



17. Attic



18. Attic



RELOCATION PROPERTY ASSESSMENT

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Relocation Property Assessment Picture Page (continued)



19. Attic



20. Attic



21. BASEMENT Sump Pump



22. Water Penetration Basement



23. ELECTRICAL Panel



24. ELECTRICAL Panel



RELOCATION PROPERTY ASSESSMENT

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Relocation Property Assessment Picture Page (continued)



25. Splice Exposed



26. Outlet - Inoperable



27. Heating Fuel: Oil



28. Heating System: Hydronic Boiler



29. Water Heater: Tankless Coil-Integral w/ Boiler



30. Water Heater: Tankless Coil-Integral w/ Boiler



RELOCATION PROPERTY ASSESSMENT

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Relocation Property Assessment Picture Page (continued)



31. Well



32. FIREPLACE/WOOD BURNING DEVICES Free Standing Stove



33. Possible Mold - Present



RELOCATION PROPERTY ASSESSMENT

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RELOCATION PROPERTY ASSESSMENT SUMMARY/COST ESTIMATE

Record on this summary page the corrective action(s) required for all items determined to be defective, including the estimated cost of repairs, and explain any items reported as "Not Assessed". As noted in Section 4 above, these estimates are not bids, nor intended to be used as such.

REMARKS

DEFECTIVE ITEMS

LG-8 LOTS & GROUNDS: Grading

PROB Negative grade sloping toward the dwelling at the bilco door area may be contributing to the water penetration at the basement.
SOLU Properly regrade low areas to divert water away from the foundation. The grade should be sloped at a rate of 1 inch per foot up to 6 feet from the dwelling using a compact clay type soil. Contact a qualified contractor for repair solution and cost.

ES-7 EXTERIOR SURFACE: Windows

PROB Windows with failed insulated glass seals observed at the dining room.
SOLU Properly replace the windows. Contact a qualified contractor for repair solution and cost.

B-4 BASEMENT: Evidence of Ongoing Water Penetration

PROB Water penetration is apparent due to standing water at the basement bilco door. The source of the water penetration needs to be identified and repaired.
SOLU Contact a qualified contractor to determine the source and remediation of the water penetration.

E-4 ELECTRICAL: Branch Circuits

PROB Exposed wire splices at the basement. An exposed splice creates the potential for accidental contact and is a safety concern.
SOLU Properly install the exposed wire splice into a covered and secured junction box. All electrical repairs should be performed by a licensed electrician.

E-7 ELECTRICAL: G F I

PROB Inoperable GFCI outlet at the kitchen to the right of the sink and in the upstairs bathroom. GFCI outlets are a safety device used to trip a circuit when a ground fault is detected.
SOLU Properly replace the inoperable GFCI outlet. All electrical repairs should be performed by a licensed electrician.

NOT INSPECTED ITEMS

P-10 PLUMBING: Tub Shower

PROB Unable to evaluate the two hydro massage tubs due to they do not hold water.
SOLU Evaluate when conditions permit.

SD-1 ON-SITE SEWAGE DISPOSAL: System Operation

PROB Not Assessed - To be performed by a specialist.

FURTHER EVALUATIONS

FC FINAL COMMENTS: Mold

PROB Possible mold was identified next to the well tanks on the sheet rock.
SOLU Recommend further evaluation by a specialist to determine type of mold present and repair recommendations.

OTHER IMPORTANT ITEMS

W-1 WELL: Well

WELL FLOW/PRESSURE IS ACCEPTABLE.



RELOCATION PROPERTY ASSESSMENT

Client: Cartus
Contact: Ms. Sherilyn Spiegel
Transferee: Mrs. Sandi VanWormer
Page 1 of 2

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RELOCATION PROPERTY ASSESSMENT SUMMARY/COST ESTIMATE (continued)

Record on this summary page the corrective action(s) required for all items determined to be defective, including the estimated cost of repairs, and explain any items reported as "Not Assessed". As noted in Section 4 above, these estimates are not bids, nor intended to be used as such.

REMARKS

W-2 WELL: Pump

WELL FLOW/PRESSURE IS ACCEPTABLE.

ST-2 SUMMARY TEXT: Other Items

Carbon Monoxide detectors may be required in accordance with state and local regulations in this location. Interested parties should seek documentation from appropriate authorities to ensure proper compliance.



RELOCATION PROPERTY ASSESSMENT

Client: Cartus
Contact: Ms. Sherilyn Spiegel
Transferee: Mrs. Sandi VanWormer
Page 2 of 2

6 Weathersfield Ln
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Client File # 2605859
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Specialty Inspection Report

GENERAL INFORMATION			
Client File #: 2605859	Provider Job #: IR7072B	Inspection Date: 7/21/2015	
Client Name: Cartus		Name of Property Owner/Seller/Purchaser: Mrs. Sandi VanWormer	
Client Address: 40 Apple Ridge Road Danbury, CT 06810		Address of Property: 6 Weathersfield Ln Valatie, NY 12184	
SCOPE OF SERVICES			
<i>Please refer to the Specialty Type Inspection Report Disclaimer section for a complete description of the scope and purpose of this specialty report.</i>			
I. Scope The SeptiCheck Evaluation is designed to detect visible on-site waste system deficiencies. The evaluation is based upon what an on-site waste management professional is able to observe at the time of the evaluation. The evaluation is not exhaustive, nor is it intended to determine the source or cause of any on-site waste system problem. In instances where the on-site waste system is not functioning properly, U.S. Inspect will recommend that a professional on-site waste system contractor perform a full-scale invasive investigation of the system components which may include unearthing the distribution box and excavation of the absorption area.			
Systems that have not been used over an extended time period or have been used on a limited basis can mask a problem(s) that would otherwise be apparent were the evaluation to be conducted at a time when the system was functioning under ordinary usage conditions. In addition, the proper functioning of underground leaching components can be affected by various environmental conditions, including, but not limited to, surface and subsurface soil porosity, surface gradients, water table factors, and rain and snow levels.			
II. Location Discovery The Service Provider will attempt to locate and access the septic tank or cesspool which handles the on-site waste. Whenever possible, the Service Provider will shovel by hand to gain access to the system tank cover. Please be advised that access to some systems can only be made by using equipment such as a backhoe. Additional charges are assessed in instances where equipment is necessary to gain access to the system.			
III. System Identification The Service Provider will attempt to identify the type of system, approximate tank capacity, and absorption system components in place. Some on-site waste systems may be difficult to identify because of age or location; a positive identification of the system may not be possible.			
IV. Tank Pumping SeptiCheck purchasers are advised that Service Providers WILL NOT pump on-site waste systems in many instances, included but not limited to where the following conditions have been identified: (i) Effluent levels are either above or below the system outlet tube in a septic tank; (ii) Effluent levels are too close to the inlet tube in a cesspool, and; (iii) Minimal scum and sludge buildup in a septic tank indicating that the system may have recently been pumped.			
			
Client:	Cartus	Property Address:	Client File #:
Transferee:	Mrs. Sandi VanWormer	6 Weathersfield Ln Valatie, NY 12184	2605859
			Provider Job #:
			IR7072B



Specialty Inspection Report (continued)

SCOPE OF SERVICES (continued)

Please refer to the Specialty Type Inspection Report Disclaimer section for a complete description of the scope and purpose of this specialty report.

V. Limitations & Exclusions

The SeptiCheck Evaluation Report is not a warranty or guarantee that the on-site waste system will properly function for any period of time in the future. U.S. INSPECT PROVIDES NO WARRANTY, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR USE OR PURPOSE, OR ANY OTHER WARRANTY WHATSOEVER, THAT THE SYSTEM MEETS ANY CODE OR SPECIFICATIONS, OR WILL FUNCTION PROPERLY FOR ANY PERIOD OF TIME WHATSOEVER, OR OTHERWISE WILL NOT MALFUNCTION OR CAUSE CONTAMINATION OF THE GROUND OR WATERS.



Client:	Cartus	Property Address:	Client File #:	2605859
Transferee:	Mrs. Sandi VanWormer	6 Weathersfield Ln Valatie, NY 12184	Provider Job #:	1R7072B

Body

Septic System

Identification

Est Age Unknown
Home Occupied Yes
Depth to Tank Lid Surface
Sludge Depth 6"
Water introduced? Yes
Tank Pumped Yes

System Type Conventional with Absorption Area

Septic Tank

Capacity (volume) 1000 Gallons
Material Type Concrete

Absorption Area

Backflow During Pump Out

Previous High Liquid Level

Liquid Level In Tank

Tank Adequately Sized For the Home

Baffles / Tees

Photos



Septic System



Septic System

Informational

 A portion of the septic tank is located under the patio, there is a access built into the patio.

Findings

- ✓ The septic system is in acceptable condition.
There are no repairs necessary at this time.
- ✓ The septic tank is acceptable.
- ✓ The absorption area is acceptable.



Client:	Cartus	Property Address:	Client File #:	2605859
Transferee:	Mrs. Sandi VanWormer	6 Weathersfield Ln	Provider Job #:	IR7072B
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Body (continued)

Septic System (continued)

Findings (continued)

- ✓ There was no backflow of liquid into the tank during pump out.
- ✓ There is no indication of a previous high liquid level.
- ✓ The liquid level in the tank was normal.
- ✓ The septic system size is adequate for the size of the current dwelling.
- ✓ The baffles within the septic tank are acceptable.



Client: Cartus
Transferee: Mrs. Sandi VanWormer

Property Address:
6 Weathersfield Ln
Valatie, NY 12184

Client File #: 2605859
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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 entire report. For complete information about the condition of the components included in this inspection, please refer to the appropriate sections of the report.

Item

Septic System

- ✓ The septic system is in acceptable condition.
There are no repairs necessary at this time.



Client:	Cartus	Property Address:	Client File #:	2605859
Transferee:	Mrs. Sandi VanWormer	6 Weathersfield Ln Valatie, NY 12184	Provider Job #:	IR7072B



Specialty Type Inspection Report Disclaimer

INFORMATION ABOUT THIS REPORT

This Specialty Type Inspection Report (the "Report") was prepared exclusively and for the sole use of the Client identified below (the "CLIENT") under an established business-to-business relationship for the specific purpose of assisting with a corporate relocation. The Report was prepared as part of a Specialty Type Inspection (the "Inspection") performed at the property identified below in accordance with the directives, requirements and guidelines established by CLIENT. The Inspection was limited in scope, so this Report is not a substitute for a report that is prepared for a prospective buyer and based on a more comprehensive inspection of the property and certain of its systems and components by an inspector and/or technical specialist selected by the prospective buyer. Additionally, some states, local jurisdictions, and regulatory bodies may require the use of specific inspection reports that may contain information a prospective buyer should consider in making a decision to purchase the property.

PURPOSE AND SCOPE

The role of US Inspect in preparing this Report is to provide a professional opinion of the "as is" condition of the particular system(s) and/or component(s) inspected, as of the date of the inspection. The Inspection and the Report are strictly limited to the item(s) specified in the Scope of Services section of the Report. The Inspection was performed by a trades professional or specialist (e.g., an electrician or plumber, roofer, HVAC specialist, pool/spa specialist, etc.) selected from or fielded to perform inspection services in the Supplier Network managed by US Inspect. The Inspection was primarily visual and was not technically exhaustive; however, the Inspection may have involved some invasive inspection and/or testing procedures. Areas addressed are strictly limited to those specific items requested by CLIENT as flagged for inspection by an appraiser or other real estate professional that has performed an appraisal, Broker's Market Analysis, or other evaluation of the property.

Itemized costs to correct items identified in the Report as defective and/or items that may require attention are not bids and do not give rise to performance obligations on the part of US Inspect. Any cost estimates reflect national, regional and/or local cost averages as derived from the review of cost estimator manuals and other information sources by US Inspect, and should be followed by firm quotes or bids from qualified, reputable contractors.

EXCLUSIONS AND LIMITATIONS

This Report is not a complete representation as to the condition of the property, or a warranty or guarantee against latent or concealed defects. The Report provides CLIENT with information to evaluate specific items in their "as is" condition, as of the Inspection date, limited to: (i) the Scope of Services set forth in the Report, and (ii) visible and readily accessible areas. NEITHER THE INSPECTION NOR THE REPORT ARE TO BE CONSTRUED AS A WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. Neither US Inspect or its representative(s) nor CLIENT assume any liability to any third parties in connection with the Inspection or the Report, including, without limitation, any liability in connection with reported or unreported defects or conditions, the cost of any repairs, personal injury, or any losses, damages or expenses of any nature. Because some states and jurisdictions may not allow the exclusion or limitation of liability, the above limitations may not apply in connection with this property.

NO INDOOR AIR QUALITY SERVICES PERFORMED

Unless otherwise noted, no services to determine Indoor Air Quality levels at the property or to assess potential health effects from the possible presence of indoor air pollutants were performed as part of the Inspection. US Inspect can coordinate the performance of Indoor Air Quality testing and/or investigative services under a separate fee arrangement. In the event US Inspect was engaged to coordinate the performance of certain Indoor Air Quality services at the property (for example, radon testing), such services were exclusively limited to the pollutant identified, and the findings were issued under a separate report. Otherwise, Indoor Air Quality issues have not been addressed in a comprehensive manner in this Report, and where they have been addressed, it has been done for general informational purposes only.

CONCLUSION – USE OF REPORT LIMITED EXCLUSIVELY TO CLIENT

The Inspection and the Report were performed and prepared solely for CLIENT. The condition of the property may change significantly after the Inspection date. The Report does not provide an opinion as to the advisability of the purchase of the property. The Report is not intended for use, nor is it to be relied upon, by any party other than CLIENT, including, but not limited to, buyers, sellers, lenders, real estate brokers/agents, and/or appraisers. CLIENT may be required to provide the Report to other parties in order to comply with disclosure obligations under applicable federal, state and/or local law(s); however, no disclosure of this Report to other parties, including prospective buyers, shall be deemed to create or give rise to a duty of care or performance on the part of US Inspect or CLIENT toward such other parties. Accordingly, no party other than CLIENT may rely upon or be influenced by this Report when considering the property. US Inspect urges prospective buyers to have a General Home Inspection and other applicable inspections (e.g., pest, environmental, structural, etc.) conducted on the property by inspector(s) of their choice to ascertain the condition of the property prior to purchase.



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Transferee:	Mrs. Sandi VanWormer	6 Weathersfield Ln	Provider Job #:	1R7072B
		Valatie, NY 12184		

Water Analysis Report

Customer	Property
Cartus 40 Apple Ridge Road Danbury, CT 06810 Cartus	6 Weathersfield Ln Valatie, NY 12184 S. VanWormer: Home Owner, Access, Transferee File # 12184 Job# IR7072B

Sample Collected	Lab Received	Sample Code	Sample Location
07/20/2015	07/23/2015		

Analysis Lab
3 Research Dr. Aquatek Lab, Inc. Woodbridge, CT 06525

Analysis Performed	Acceptable Levels	Level Detected	Result
Chlorine (mG/L)	0	ABSENT	PASSED
Coliform (/100mL)	0	ABSENT	PASSED
Nitrate (mG/L)	<= 9.9999	6.5000	PASSED

OVERALL TEST RESULTS

CLEAR

Quality Assurance by
Lisa Gibson
07/24/2015

NOTE: The "Acceptable Levels" shown above reflect the US EPA National and Secondary Drinking Water Standards.



Indoor Air Quality Disclaimer

GENERAL BACKGROUND ON INDOOR AIR QUALITY

In the last several years, a growing body of scientific evidence has indicated that the air within homes and other buildings can be more seriously polluted than the outdoor air in even the largest and most industrialized cities. Other research indicates that people spend approximately 90 percent of their time indoors. Thus, for many people, the risks to health may be greater due to exposure to air pollution indoors than outdoors.

In addition, people who may be exposed to indoor air pollutants for the longest periods of time are often those most susceptible to the effects of indoor air pollution. Such groups include the young, the elderly, and the chronically ill, especially those suffering from respiratory or cardiovascular disease.

While pollutant levels from individual sources may not pose a significant health risk by themselves, most homes have more than one source that contributes to indoor air pollution. There can be a serious risk from the cumulative effects of these sources. Fortunately, there are steps that most people can take both to reduce the risk from existing sources and to prevent new problems from occurring.

The U.S. Environmental Protection Agency (EPA) and the U.S. Consumer Product Safety Commission (CPSC) produce a popular and comprehensive publication on the subject of Indoor Air Quality entitled *The Inside Story: A Guide to Indoor Air Quality*. It describes sources of air pollution in the home and office, corrective strategies, and specific measures for reducing pollutant levels. This illustrated booklet covers all major sources of pollution such as biological contaminants (including bacteria, molds, mildew, viruses, animal dander and cat saliva, house dust mites, cockroaches, and pollen), radon, household chemicals, carbon monoxide, formaldehyde, pesticides, asbestos, and lead.

U.S. Inspect advises homebuyers and homeowners to research Indoor Air Quality issues through resources available at the federal, state and/or local government levels. The EPA website at www.epa.gov is an informative resource for information on Indoor Air Quality. For individuals without access to the Internet, federal agencies with Indoor Air Quality information include the EPA's Indoor Air Quality Information Clearinghouse (IAQ INFO) at P.O. Box 37133, Washington, DC, 20013-7133; (800) 438-4318; (703) 356-4020. Single copies of *The Inside Story: A Guide to Indoor Air Quality* are available from EPA's IAQ Information Clearinghouse or by visiting the EPA website at www.epa.gov/iaq/pubs/ (the website is recommended for the most up-to-date scientific and technical information).

Questions or concerns about Indoor Air Quality issues can also be answered by a variety of state or local government agencies. Calling or writing the agencies responsible for health or air quality control is the best way to start getting information from a state or local government agency. To obtain state agency contacts, individuals can write, call or visit EPA's IAQ Information Clearinghouse.

NO INDOOR AIR QUALITY SERVICES PERFORMED

Unless otherwise noted, no services have been performed at the above-referenced Property to determine Indoor Air Quality levels or to assess potential health effects from the possible presence of indoor air pollutants. Where certain Indoor Air Quality services have been performed at the Property (for example, radon testing), such services are exclusively limited to the indoor air pollutant identified and tested. Otherwise, Indoor Air Quality issues have not been addressed in a comprehensive manner, and where they have been addressed, it has been done for general informational purposes only.

Homeowners and homebuyers are advised that services customarily rendered in connection with real estate transactions (for example, General Home Inspection and/or Property Condition Assessment services; Appraisals; Broker Value Opinions or Market Analyses; Mortgage Lending and Title Services; Corporate Relocation facilitation services; REALTOR® services; etc.) do not encompass comprehensive testing, analysis or evaluation of Indoor Air Quality, or specific recommendations related to Indoor Air Quality.

Homeowners or homebuyers that desire comprehensive Indoor Air Quality testing or investigative services are advised to consult with contractors or professionals of their choice to ascertain the condition of the property and/or to remediate Indoor Air Quality concerns. The EPA advises the general public to check the references of outside contractors or professionals and to make certain they follow recommendations published by the EPA, the guidelines of the American Conference of Government Industrial Hygienists (ACGIH), and/or guidelines from other professional organizations.

U.S. Inspect can coordinate the performance of comprehensive Indoor Air Quality testing or investigative services for additional fee(s). Services are performed by members of the U.S. Inspect Network of professional service providers.



PHOTO GALLERY

6 WEATHERSFIELD LN., VALATIE (KINDERHOOK), NY



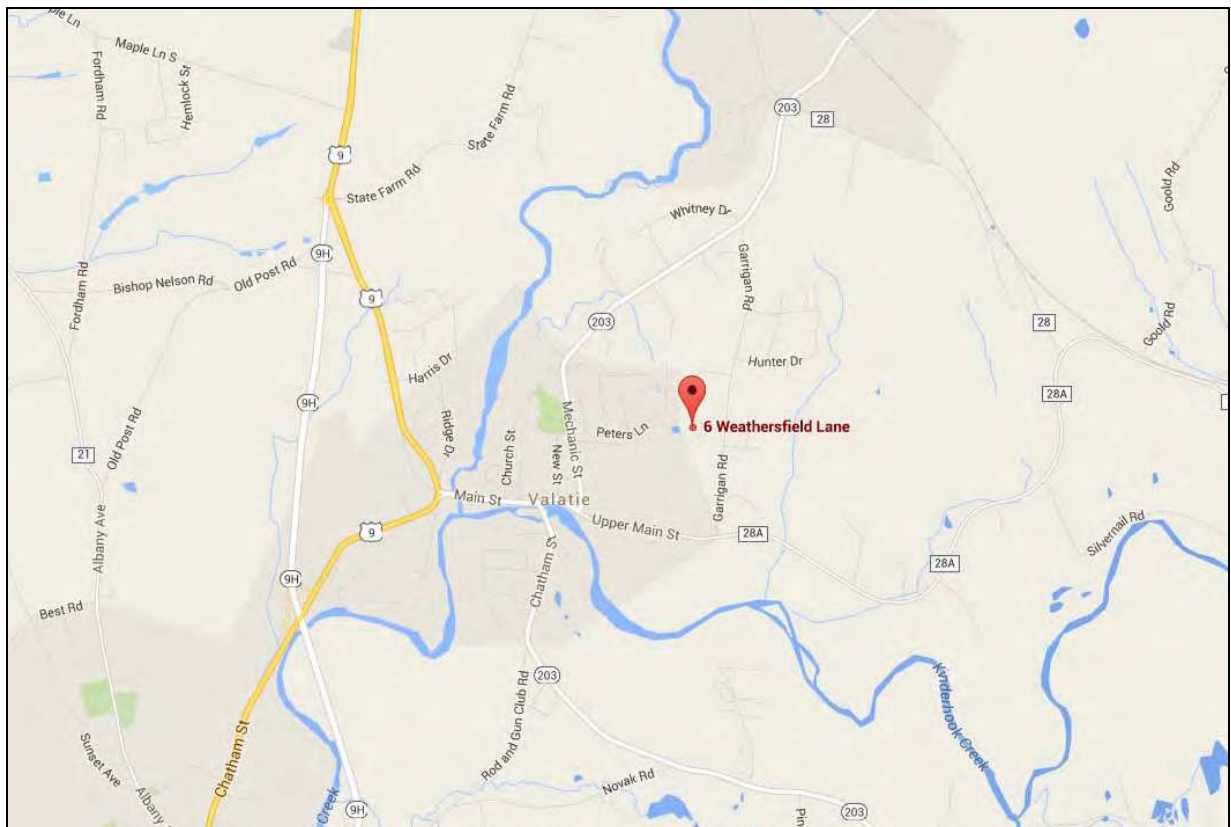
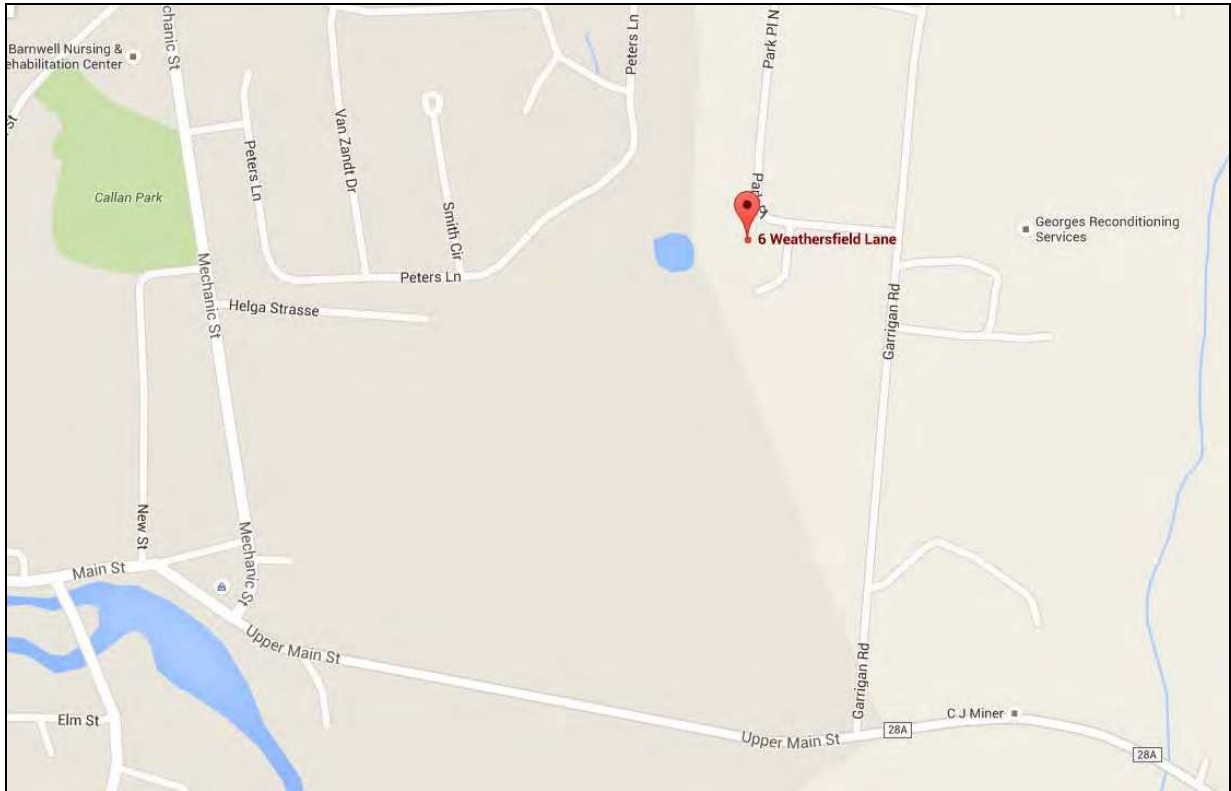


Images Below Have Been Virtually Staged



MAP

6 WEATHERSFIELD LN., VALATIE (KINDERHOOK), NY





**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



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