

## Seller Disclosure Statement Improved Property

Seller: Helen Lucille Living Trust

### Addendum

#### 2.C.2 Water, Outdoor Sprinkler System

Are there any defects in the system?

Sprinkler riser on north side of backyard needs repair.

#### 4.A Structural

Has the roof leaked in the last 5 years?

A few shingles are broken and there is some minor rot in a few of the cedar shingles.

#### 4.C Have there been any conversions, additions or remodeling?

Addition of south wing and garage by previous owner.

#### 4.E Has there been any settling, slippage, or sliding of the property or its improvements?

Settling crack in NW foundation, behind above ground oil tank. Settling crack in N foundation on N side of structure. Settling crack at SW corner of N addition. Settling crack in S foundation, mid span. Unevenness in first floor office and bedroom area, appears to be normal for age of house. No evidence of active settling at time of inspection.

#### 4.F Are there any defects with the following:

##### Foundations

Settling crack in NW foundation, behind above ground oil tank. Settling crack in N foundation on N side of structure. Settling crack at SW corner of N addition. Settling crack in S foundation, mid span.

##### Chimneys

Areas of missing mortar in exposed sections of body of middle chimney.

##### Doors

Garage Doors have rot occurring along lower edge of doors. Entry door handle is loose. Powder room doors hits jamb when shutting. First floor S bedroom bathroom door sticks in jamb, strike plate is missing. Shower door does not stay shut. Second floor hall bathroom door does not latch. Master bathroom door does not latch. Second floor NW bedroom door hits jamb when shutting. Second floor W bedroom door hits jamb when shutting. Master bedroom has rot occurring in lower edge of balcony access door. The interior door hits jamb when shutting. Exterior door latch difficult to engage. Living room metal slide is difficult to open/shut. Family room deck access door is difficult to open/shut, floor and upper jamb locks need adjustment. Deck access door is difficult to open/shut

##### Garage Floors

Efflorescence in garage floor

##### Wood Stove

Moderate rust inside wood stove and on doors. Flue is moderately rusty. Hearth does not extend 18" in front of fireplace. Wood stove does not meet current clean air regulations.

##### Decks

Back Deck: Sections of lower railing missing. Baluster openings in railing are too wide. Rot occurring in trim work at SW corner of deck. Horizontal railings are climbing hazard for small children.

Balcony: Rot occurring in balcony railings. Balcony railings are too low to today's standards. Waterproof coating on balcony is starting to peel.

#### Windows

Minor cracks in a few of the windows. Some windows painted shut. Glazing compound well-worn on some windows. Rot occurring in lower edges of some wood window frames.

#### Patio

Displacement in mid-section of patio due to tree root intrusion. Moderate staggered settling crack in brick work at N end of patio. W corner brick missing from brick work at N end of patio.

Patio outlet loose. Patio outlet is not GFCI protected.

#### Driveways

Sections of asphalt upheaval in driveway surface due to root intrusion.

#### Fireplaces

Living Room: Fireplace smoke chamber brick needs to be cleaned. Patchwork has occurred in back of firebox and is de-laminating.

Master Bedroom: Mortar loose in back of firebox, needs to be sealed. Smoke chamber brick needs to be cleaned.

#### Siding

Main structure: Minor cupping in W and S facing siding. Staining on W siding.

Minor rot occurring in lower W cedar shingles where in contact with flower bed.

Garage: Soil/siding contact on E side of garage and minor damage in NW siding due to past vegetation. N garage downspout drains on to siding, lower elbow needs to be installed.

- 5.A If any of the following systems are included with the transfer, are there any defects?  
Electrical System, including wiring, switches, outlets, and service

Electric Panel Breaker #19 is triple tapped and not designed to be triple tapped. Square D. Double taps occurring at grounded conductors terminal, each grounded conductor is to be isolated in its own terminal screw. Plumbing ground only and grounding rods need to be installed. Outlets and fans in bathrooms, kitchen, garage and outside are to be GFCI protected.

Living room, dining room, master bedroom, entry hall, second floor W bedroom, second floor NW bedroom, basement laundry room: Outlet wired reversed polarity and should be corrected.

Second floor hall bathroom outlet wired incorrectly, open neutral.

First floor S bedroom bathroom and First floor S bedroom, second floor NW bedroom ungrounded three prong outlets present. Outlets need to be reverted to two prong outlets or three prong outlets should be GFCI protected.

First floor kitchen dead ended live wiring under sink needs to be removed.

Patio outlet loose. Ground exterior surface mount lights.

Garage lights non-functional at time of inspection. Wiring outside of framing needs to be in conduit. S wall sconce lights are provided power via a lamp cord wired into NM sheathed wiring, incorrect. Open junction boxes need cover plates installed.

First floor S bedroom, den, Second floor bonus room. Outlet over baseboard heater, needs to be removed and/or relocated.

Entry hall outlet broken, exposed live wiring (safety).

Plumbing system, including pipes, faucets, fixtures, and toilets

Seep leak at water line connection in S basement closet. When master bathroom valves are on in cabinet there is no water to sink. Basement laundry room gate valves do not turn.