

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
CHALLIS E DONALD II TRUSTEE (REVOC)		Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value	
3 PHEASANT RUN			6 Septic			RES LAND	1-1	460,000	322,000	
WILTON, CT 06897						RES EXCES	1-2	6,000	4,200	
Additional Owners:						DWELLING	1-3	181,500	127,050	
SUPPLEMENTAL DATA										
Other ID: 2325 19		Legal Notes								
Taxable/Exem 1		Legal Notes								
Fire Distric 1		Legal Notes								
Cencus Tract 451		Legal Notes								
Legal Notes		Call Back								
Legal Notes BAA-08-D-#30		ASSOC PID#								
GIS ID: 5336					Total			647,500	453,250	

6161
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CHALLIS E DONALD II TRUSTEE (REVOC)		2374/0112	04/30/2014	U	I	0	WD	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
CHALLIS E DONALD II		0372/0209	07/17/1981	Q	I	182,000	00	2018	1-1	322,000	2018	1-1	322,000	2018	1-1	322,000
								2018	1-2	4,200	2018	1-2	4,200	2018	1-2	4,200
								2018	1-3	131,320	2018	1-3	131,320	2018	1-3	150,360
								Total:		457,520	Total:		457,520	Total:		476,560

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

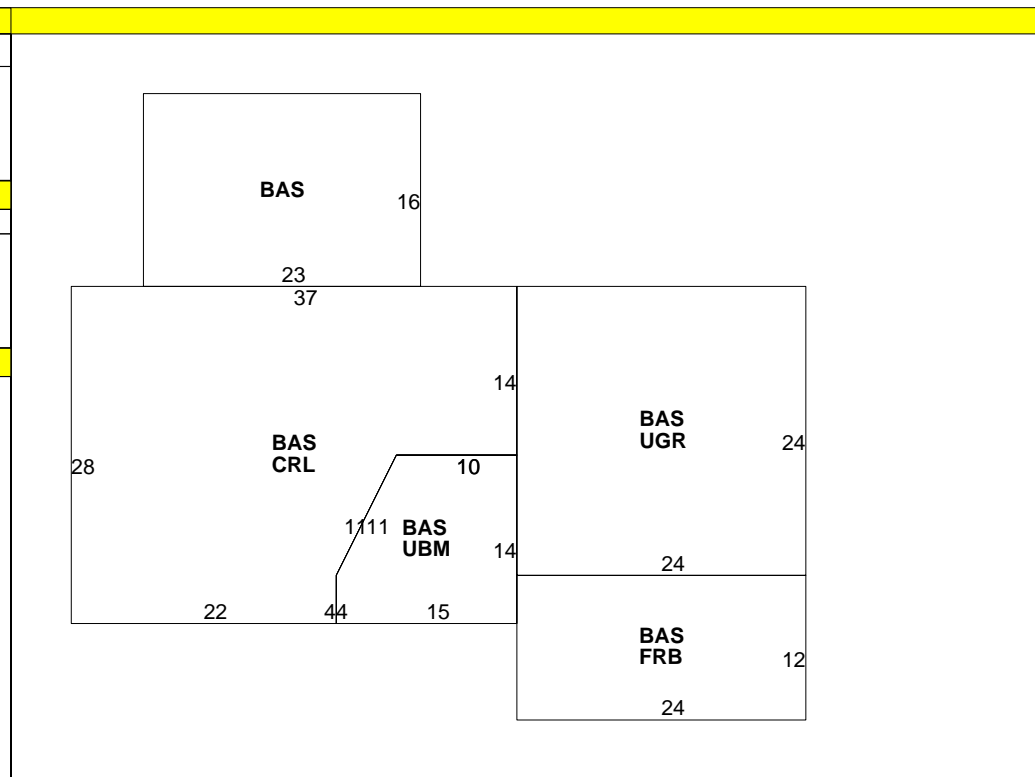
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	180,800
Appraised XF (B) Value (Bldg)	700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	466,000
Special Land Value	0
Total Appraised Parcel Value	647,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	647,500

NOTES							
IA 11/07							
SPLIT A/C SYS= BAS 16 X 23 ONLY							
1 GAS FIREPLACE							

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
019922	05/19/2008		FSP TO FEP, NEW FP	60,000		100				01/28/2020			SCS	00	Measur+Listed
										01/11/2019			JW	43	Hearing Change
										10/10/2017			WG	23	Field Review Change
										07/21/2017			GS	61	Data Mailer No Change
										02/05/2008			JQ	44	Hearing No Change

LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing			S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc				
1	1-1	Residential	R-2				87,120	SF	4.80	1.0000	5	1.0000	1.00	06	1.10				1.00		460,000
1	1-2	Res Excess	R-2				0.15	AC	40,000.00	1.0000	0	1.0000	1.00	0.00					1.00		6,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	02		Split-Level				
Model	01		Residential	# of Kitchens	1		
Grade	04		Average +				
Occupancy	1			MIXED USE			
Exterior Wall 1	14		Wood Shingle	Code	Description		Percentage
Exterior Wall 2				1-1	Residential		100
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:			103.31
Interior Wall 1	05		Drywall	Replace Cost			273,876
Interior Wall 2				AYB			1964
Interior Flr 1	12		Hardwood	EYB			1983
Interior Flr 2	14		Carpet	Dep Code			A-
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	05		Hot Water	Year Remodeled			
AC Type	06		Partial	Dep %			34
Total Bedrooms	03		3 Bedrooms	Functional Obslnc			0
Total Bthrms	2			External Obslnc			0
Total Half Baths	0			Cost Trend Factor			1
Extra Fix	0			Condition			
Total Rooms	9			% Complete			
Bath Style	02		Average	Overall % Cond			66
Kitchen Style	02		Average	Apprais Val			180,800
Elevator				Dep % Ovr			0
Fireplaces	3			Dep Ovr Comment			
Sauna				Misc Imp Ovr			0
Spa/Jet Tub				Misc Imp Ovr Comment			
Whirlpool Tub				Cost to Cure Ovr			0
Cath. Ceil				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
A/C	Air-Cond.			B	368	2.75	1983		1		100	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,268	2,268			234,308
CRL	Crawl Space	0	851			0
FRB	Basement, Finished Raised	0	288			20,869
UBM	Basement, Unfinished	0	185			3,822
UGR	Garage, Under	0	576			14,877
Ttl. Gross Liv/Lease Area:		2,268	4,168			273,876



WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

REAL ESTATE

October 1, 2019 Grand List



Pursuant to CT General Statutes Section 12-111,
BAA applications must be **RECEIVED** by the
Assessor's Office no later than **March 20, 2020**.

Please complete ALL sections of the application. A separate application is required for each property appeal.

Owner's Information:

Property Owner(s): E. DONALD CHALLIS II

Property Owner will be represented by: OWNER

NOTE: If agent is used a signed authorization form from the property owner is required.

Correspondence:

Name of Person and Address to which all BAA notices and correspondence will be sent (list one only):

Name: E. DONALD CHALLIS

Address: 3 PHEASANT RUN ROAD
WILTON, CT 06897

Phone: 203-762-0479

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 103 Lot: 27 Account #: 583

Property Location: 3 PHEASANT RUN ROAD

Property Type: Residential: Commercial:

Reason for Appeal:

Describe your reason for appeal: (Attach additional pages if necessary)

Assessment and valuation much too high.
Home is small and in same condition it was when purchased
in 1982. Painting and repairs have been executed, but no
major improvements have been undertaken

Appellant's estimate of Market Value as of October 1, 2017: \$435,000

Appellant's estimate of Assessed Value as of October 1, 2017: \$305,000
(70% of market value)

Signature:

By signing this application, I hereby certify that the submitted information is true and correct to the best of my knowledge.

E. Donald Challis
Signature
E. DONALD CHALLIS

Date Signed
RETIRED

Printed Name of Signer

Position of Signer

This application **MUST** be **RECEIVED** by the Assessor's Office no later than March 20, 2020
FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.

WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

REAL ESTATE

October 1, 2019 Grand List



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WILTON, CT 06897

Phone: 203-762-0479

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 103 Lot: 27 Account #: 883

Property Location: 3 PHEASANT RUN ROAD

Property Type: Residential: Commercial:

Reason for Appeal:

Describe your reason for appeal: (Attach additional pages if necessary)

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(70% of market value)

Signature:

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E. Donald Challis
Signature
E. DONALD CHALLIS

RECEIVED
FEB 11 2020
ASSESSOR'S OFFICE

2/11/20
Date Signed
RETIRED
Position of Signer

Printed Name of Signer

Position of Signer

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FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
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WILTON, CT 06897					RES EXCES	1-2	4,200
Additional Owners:					DWELLING	1-3	127,050
SUPPLEMENTAL DATA							
Other ID: 2325 19		Legal Notes		ASSOC PID#		Total: 453,250	
Taxable/Exem 1		Legal Notes					
Fire Distric 1		Legal Notes					
Census Tract 451		Legal Notes					
Legal Notes		Call Back					
Legal Notes		BAA-08-D-#30					
GIS ID: 5336							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	W/F	SALE PRICE	V.C.
CHALLIS E DONALD II TRUSTEE (REVOC)	2374/0112	04/30/2014	U	1	0	182,000	00
CHALLIS E DONALD II	0372/0209	07/17/1981	Q	1			

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Amount	Comm. Int.
ASSESSING NEIGHBORHOOD			
NBHD/SUB	Street Index Name	Tracing	Batch
0001/A			
NOTES			

PREVIOUS ASSESSMENTS (HISTORY)		OTHER ASSESSMENTS	
Yr	Code	Assessed Value	Yr
2018	1-1	322,000	2018
2018	1-2	4,200	2018
2018	1-3	131,320	2018
Total:		457,520	Total:

This signature acknowledges a visit by a Data Collector or Assessor

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Date
019922	05/19/2008	FSP TO FEP, NEW FT	01/28/2020
			01/11/2019
			10/10/2017
			07/21/2017
			02/05/2008

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
B #	Use Description	Zone	Code
1	1-1 Residential	R-2	1-1
1	1-2 Res Excess	R-2	1-3
Total Card Land Units:		2.15 AC	Total Land Value:
		Parcel Total Land Area: 2.15 AC	466,000

EA 11/07
 SPLIT A/C SYS= BAS 16 X 23 ONLY
 1 GAS FIREPLACE

OFFICE OF THE ASSESSOR
(203) 563-0121
Fax (203) 563-0293



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

February 28, 2020

CHALLIS E DONALD II TRUSTEE (REVOC)
3 PHEASANT RUN
WILTON, CT 06897

NOTICE OF
REAL ESTATE ASSESSMENT

Property Location: 3 PHEASANT RUN
Unique Identification Number: 883

According to the provisions of Section 12-55 of the General Statutes of the State of Connecticut, you are notified of your new assessment for the property referenced above, located in the Town of Wilton Connecticut as of the October 1, 2019 Grand List.

October 1, 2019 Net Assessment: 450,250

October 1, 2018 Net Assessment: 454,520

It is required per Section 12-111 of the General Statutes of the State of Connecticut, that **a request for an appeal hearing be in writing and filed with the Board of Assessment Appeals on or before the 20TH day of March 2020.** Applications may be obtained online at www.wiltonct.org or in the Wilton Assessor's Office.

Should you have any questions regarding your assessment please contact the Wilton Assessor's Office at 203-563-0121 Monday through Friday from 8:30am to 4:30pm or via email at assessor@wiltonct.org.

Thank you,
Sarah Scacco
Assessor, CCMAII

PLEASE NOTE - THIS IS NOT A BILL

2019	\$13,058	\$326,200	\$131,320	\$457,520
------	----------	-----------	-----------	-----------

* The tax information above may not be used to determine tax payments, or for legal purposes. Please consult your local tax assessment authority for verification.









Vital Statistics Alert

Several **natural disasters** have taken place here over the last few years. Learn more about this and other area insights with our Neighborhood Report.

[See Why Now →](#)

Comparable Properties

Properties in 06897	Value
 <p>199 Deer Run Rd 2,296 sq. ft., 4 beds, 2 baths</p>	<p>Estimated Value: \$388,080 ↘</p> <p>View Compare</p>
 <p>18 Fairfax Ave 2,346 sq. ft., 4 beds, 3 baths</p>	<p>Estimated Value: \$751,618 ↗</p> <p>View Compare</p>
 <p>26 Cardinal Ln 2,324 sq. ft., 4 beds, 2 baths</p>	<p>Estimated Value: \$425,857 ↘</p> <p>View Compare</p>
 <p>52 Range Rd 2,100 sq. ft., 3 beds, 2 baths</p>	<p>Estimated Value: \$684,429 ↗</p> <p>View Compare</p>
 <p>23 Old Wagon Rd 2,214 sq. ft., 4 beds, 4 baths</p>	<p>Estimated Value: \$665,000 ↗</p> <p>View Compare</p>
 <p>199 Deer Run Rd 2,296 sq. ft., 4 beds, 3 baths</p>	<p>Estimated Value: \$374,150 ↘</p> <p>View Compare</p>

Estimated Value:

Potential comparable homes

\$/sqft

SOLD 3/4/20

\$179

\$400,000



4 bd · 3 ba · 2,232 sqft

[38 Pheasant Run Rd](#)

SOLD 9/17/19

\$128

\$450,000



5 bd · 2 ba · 3,528 sqft

[32 Moriarity Dr](#)

SOLD 12/1/19

\$195

\$535,000



3 bd · 2 ba · 2,742 sqft

[302 Cannon Rd](#)

Pick comparable homes

Local News Feed

1 Blue Mountain Ct had a price cut to **\$699K** (-\$30K)

5.5mi away • 41m ago

19 Richmond Hill Rd listed for rent for **\$1.8K/mo**

4.5mi away • 1h ago

132 Pequot Ln listed for **\$1.27M**

4.5mi away • 3h ago

[See More](#)



26 Sharp Hill Rd
2,602 sq. ft., 4 beds, 3 baths

\$694,977 ↗

[View](#) [Compare](#)



51 Calvin Rd
2,195 sq. ft., 2 beds, 3 baths

Estimated Value:
\$437,430 ↘

[View](#) [Compare](#)



36 Quail Ridge Rd
2,620 sq. ft., 4 beds, 4 baths

Estimated Value:
\$451,220 ↘

[View](#) [Compare](#)



274 Nod Hill Rd
2,881 sq. ft., 4 beds, 3 baths

Estimated Value:
\$474,530 ↘

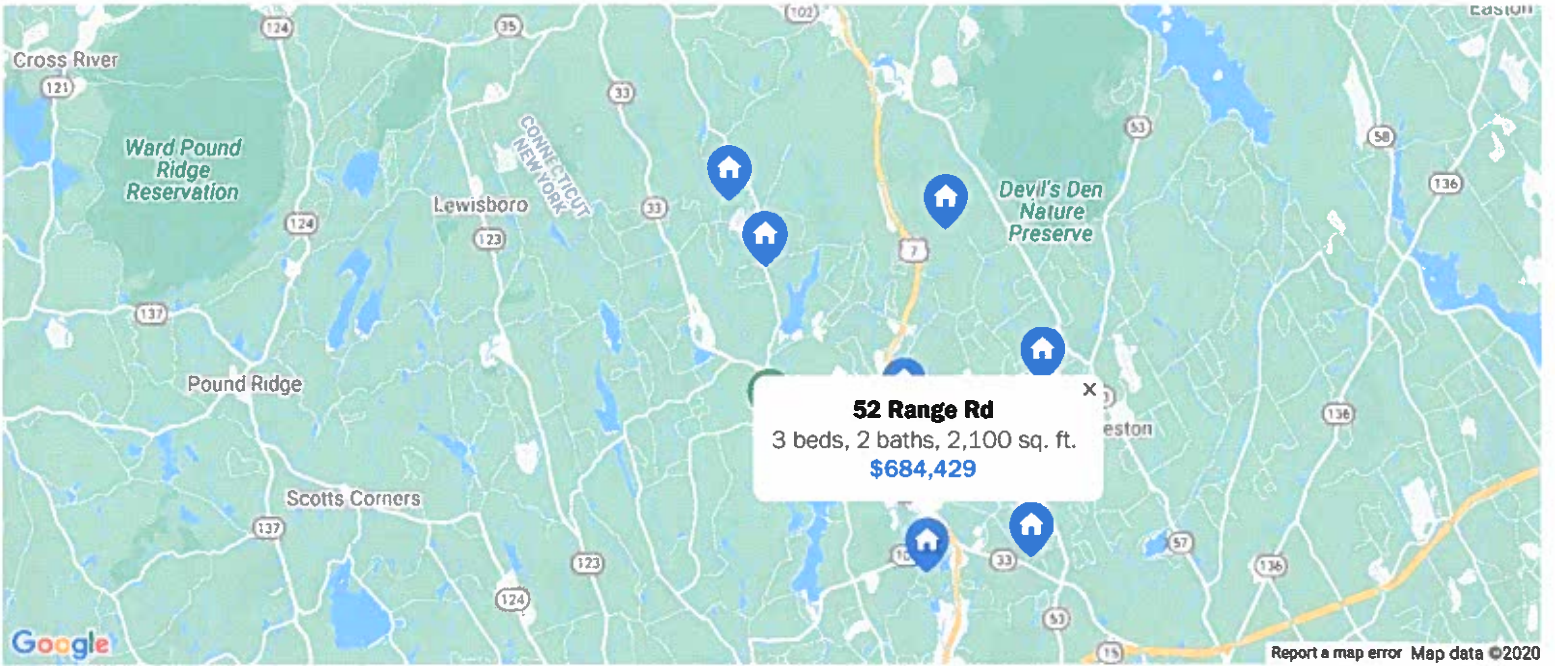
[View](#) [Compare](#)



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[USA / English](#)



3 Pheasant Run Rd - Wilton, CT 06897

3 Bedrooms 2 Bathrooms 2,268 Sq. Ft. Built in 1964

Value & Financial Overview

Estimated Value
\$580,073 ?



Our value after analysing the market and surrounding homes. The more details available, the more precise our value estimates will be.

Mortgage payments:
\$2,542.41 /mo

[Calculate Mortgage](#)

Estimated Rental Income:
\$2,830 /mo ?

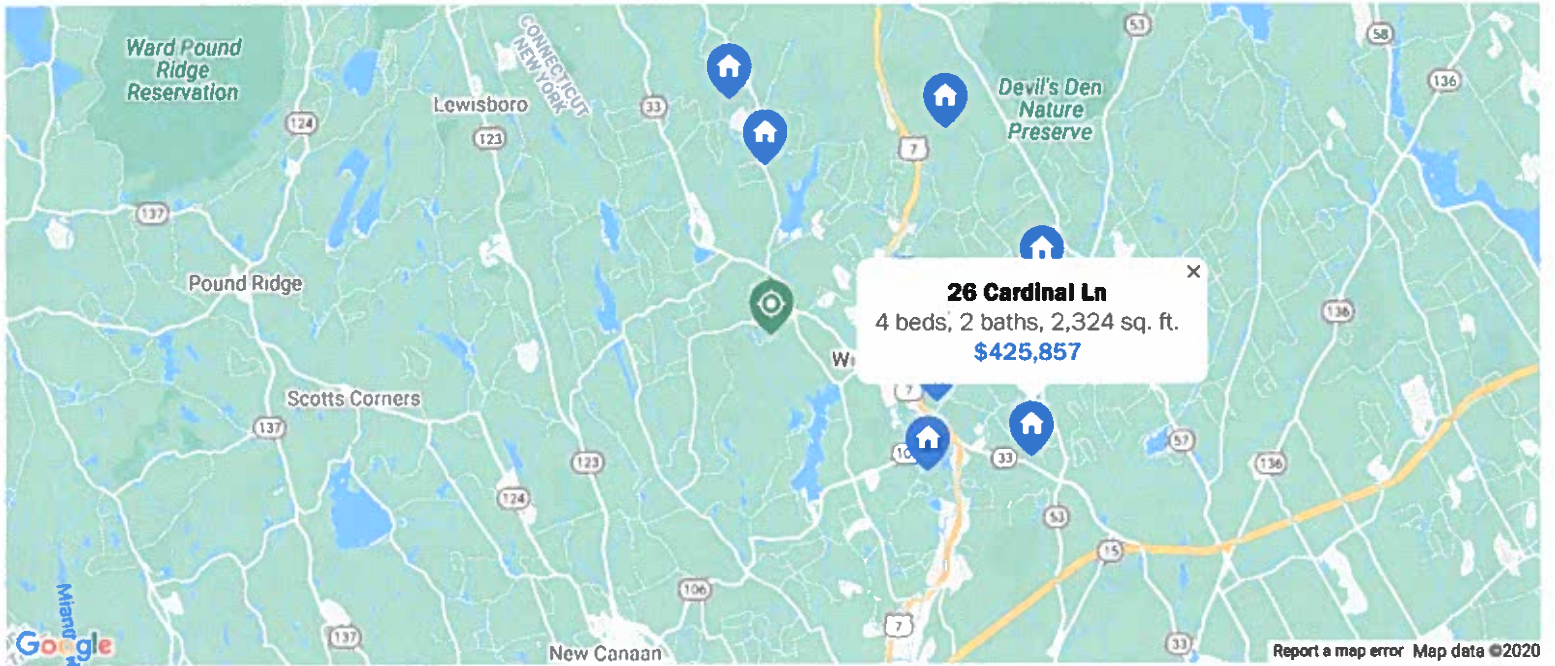
USRealtyRecords.com property valuations are calculated from a variety of sources. Confidence ratings shown are based on how recent and reliable these sources are. Our estimate is not an appraisal and should be used as a starting point to determine a home's value.



Vital Statistics Alert

Obesity ratings in this neighborhood have shifted in recent years.

[Full Report](#) →



38 Pheasant Run Rd – Wilton, CT 06897

4 Bedrooms 3 Bathrooms 2,232 Sq. Ft. Built in 1967

Value & Financial Overview

Estimated Value

\$433,542



Our value after analysing the market and surrounding homes. The more details available, the more precise our value estimates will be.

Mortgage payments:

\$1,900.18 /mo

Calculate Mortgage

Estimated Rental Income:

\$2,785/mo

USRealtyRecords.com property valuations are calculated from a variety of sources. Confidence ratings shown are based on how recent and reliable these sources are. Our estimate is not an appraisal and should be used as a starting point to determine a home's value.



Vital Statistics Alert

Obesity ratings in this neighborhood have shifted in recent years.

Full Report →

Property Record Report


 **Dashboard**

3 Pheasant Run Road Wilton CT, , USA



 **Building Size**
2268 sq ft

 **Year Built**
1964

 **Last Sold**
-



Estimated Value **\$596,135**
Bedrooms **3 beds**
Bathrooms **2.00 baths**
Lot **93654 sq ft**

This 2268 square foot home has 3 bedrooms and 2.00 bathrooms. See more details for **3 Pheasant Run Road Wilton CT** on Zillow.

Bird's Eye View

Street View



image; ©2020, Maxar Technologies, New York GIS, USDA F; Report a map error

Report a problem



Sale Information

 **Sale Price**
\$182000

 **Seller's Name**
NA

 **Sale Date**
1981-07-17



Calculated Total Value
\$457520



Calculated Land Value
\$326200



Calculated Improvement Value
\$131320



Tax Amount
\$13058.00



Assessed Total Value
\$457520



Recording Date
NA

Assessor's Parcel Number (APN)
M0103B027L00

County Name (FIPS Code)
Fairfield (09001)

Census Tract - Block
045101



Monthly Payment

See if you have some room **BARGAINING**, or if your deal seems to good to be true!

[Mortgage Calculator](#)
[Home Affordability](#)

Property Price

Down Payment

{{currentMortDownPaymentPercent.description}} {{{downPayMortAffordability}}} V

{{obj.description}}

Loan Type

{{currentLoanType.description}} V

{{obj.description}}

NMLS #1136

Estimated Monthly Payment Including Taxes and Insurance

Assumes a {{{interestRate | number:2}}} % APR for {{{currentLoanType.description}}

Get Personalized Rates

Annual income

Down Payment

Monthly Debt

Powered by [LendingTree](#)

Advertising Disclosures Assumptions

NMLS #1136

Price of Home You Can Afford

{{futureHomePriceValue}}

Assumes a {{{lowestAPR30yearFixed | number:2}}} % APR for 30 yr Fixed

Get Personalized Rates



Nearby Schools in [Wilton](#)

Schools provided by GREAT SCHOOLS

Grades	Distance	Education Rating

See more information on [Wilton, CT](#) schools from GreatSchools.org

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Rating Scale

1-Low, 10-High

Schools provided by GREAT SCHOOLS



Home Inspection Checklist

Print and take this checklist with you

Grounds

- Proper grading drainage away from house
- No evidence of standing water
- No leaks from septic tank or leech field
- Yard, landscaping, trees and walkways in good condition
- No branches or bushes touching house or overhanging the roof
- Exterior structures (fences, sheds, decks, retaining walls, detached garages) in good condition, no evidence of termite damage or rotted wood
- Railings on stairs and decks are adequate and secure
- Driveways, sidewalks, patios, entrance landings in good condition, and pitched away from structure
- Downspout drainage directed away from structure

Structure

- Ridge and fascia board lines appear straight and level
- Sides of house appear straight, not bowed or sagging
- Window and doorframes appear square (especially bowed windows)
- Visible foundation in good condition - appears straight, plumb, with no significant cracks

Exterior Surfaces

- Adequate clearance between ground and wood siding materials (6" minimum); no wood-to-earth contact
- Siding: no cracking, curling, loose, rot or decay
- Masonry veneers: no cracks in joints, no broken, spalling or flaking components
- Stucco: no large cracks (discuss all stucco cracks with a professional inspector)
- Vinyl or aluminum siding: no dents, damage, no bowing or loose siding
- No vines on surface of structure
- Exterior paint or stain: no flaking or blisters
- No stains on exterior surfaces

Windows, Doors and Wood Trim

- Wood frames and trim pieces are secure, no cracks, rot or decay
- Joints around frames are caulked
- No broken glass (window or storm panes) or damaged screens, no broken doublepaned, insulated window seals.
- Muntin and mullion glazing compound in good condition
- Storm windows or thermal glass used
- Drip caps installed over windows

Roof

- Composition shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of roofing
- Wood shingles or shakes: no mold, rot or decay, no cracked/broken/missing shingles, no curling
- Flat roofs: no obvious patches, no cracks or splits, minimal blisters/"alligatoring" and wrinkles, no silt deposits (indicates improper drainage), sealed tar at flashings
- Flashing around roof penetrations
- Flashing around roof penetrations
- No evidence of excess roofing cement/tar/caulk
- Soffits and fascia: no decay, no stains
- Exterior venting for eave areas: vents are clean and not painted over
- Gutters: no decay or rust, joints sealed, attached securely to structure, no bending or sagging, no sections of gutter or downspout missing, gutters clean, no mud deposits
- Chimneys: straight, properly flashed, no evidence of damaged bricks or cracked joints, mortar/cement cap in good condition

Attic

- No stains on underside of roofing, especially around roof penetrations
- No evidence of decay or damage to structure
- Sufficient insulation and properly installed insulation (moisture barrier installed closest to the heated area of the house)
- Adequate ventilation, clear path into attic for air entering through soffit vents, adequately sized gable end louvers, all mechanical ventilation operational
- No plumbing, exhaust or appliance vents terminating in attic
- No open electrical splices

Interior Rooms

- Floors, walls and ceilings appear straight and plumb and level
- No stains on floors, walls or ceilings
- Flooring materials in good condition
- No significant cracks in walls or ceilings
- Windows and exterior doors operate easily and latch properly, no broken glass, no sashes painted shut, no decay; windows and doors have weather-stripping, "weep holes" installed
- Interior doors operate easily and latch properly, no damage or decay, no broken hardware
- Paint, wall covering, and paneling in good condition
- Wood trim installed well and in good condition
- Lights and switches operate properly
- Adequate number of three pronged electrical outlets in each room
- Electrical outlets test properly (spot check)
- Heating/cooling source in each habitable room
- Evidence of adequate insulation in walls
- Fireplace: no cracking or damaged masonry, no evidence of back-drafting (staining on fireplace facade), damper operates properly, flue has been cleaned, flue is lined

Kitchen

- Working exhaust fan that is vented to the exterior of the building
- Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 feet of the sink(s)
- Dishwasher: drains properly, no leaks, baskets, door spring operates properly
- No leaks in pipes under sinks
- Floor in cabinet under sink solid, no stains or decay
- Water flow in sink adequate
- No excessive rust or deterioration on garbage disposal or waste pipes
- Built-in appliances operate properly
- Cabinets in good condition: doors and drawers operate properly

Bathrooms

- Working exhaust fan that doesn't terminate in the attic space
- Adequate flow and pressure at all fixtures
- Sink, tub and shower drain properly
- Plumbing and cabinet floor under sink in good condition
- If sink is metal, it shows no signs of rust, overflow drain doesn't leak
- Toilet operates properly
- Toilet stable, no rocking, no stains around base
- Caulking in good condition inside and outside of the tub and shower area
- Tub or shower tiles secure, wall surface solid
- No stains or evidence of past leaking around base of bath or shower

Basement or Mechanical Room

- No evidence of moisture
- Exposed foundation: no stains no major cracks, no flaking, no efflorescence
- Visible structural wood: no sagging, no damage, no decay, no stains, no damage from insects, sills attached to foundation with anchor bolts
- Insulation at rim/band joists

Crawl Space

- Adequately vented to exterior
- Insulation on exposed water supply, waste and vent pipes
- Insulation between crawl space and heated areas, installed with vapor barrier towards heated area
- No evidence of insect damage
- No evidence of moisture damage

Plumbing

- Visible pipes: no damage, no evidence of leaks, no signs of stains on materials near pipes; drain pipes slope slightly down towards outlet to septic/sewage system
- Water heater: no signs of rust, vented properly, sized to produce adequate quantities of hot water for the number of bedrooms in the house
- Water pump: does not short cycle
- Galvanized pipes do not restrict water flow
- Well water test is acceptable
- Hot water temperature between 118 - 125 degrees Fahrenheit

Electrical

- Visible wiring: in good condition, no "knob-and-tube" wiring, no exposed splices, cables secured and protected
- Service panel: adequate capacity, all cables attached to panel with cable connectors; fuses or breakers are not overheating
- No aluminum cable for branch circuits

Heating/Cooling System

- Appears to operate well throughout (good air flow on forced hot air systems)
- Flues: no open seams, slopes up to chimney connection
- No rust around cooling unit
- No combustion gas odor
- Air filter(s) clean
- Ductwork in good condition
- No asbestos on heating pipes, water pipes or air ducts
- Separate flues for gas/oil/propane and wood/coal

Miscellaneous

- Smoke and carbon monoxide detectors where required by local ordinances
- Stairway treads and risers solid
- Stair handrails where needed and in good condition
- Automatic garage door opener operates properly, stops properly for obstacles

Property Record Disclaimer

REVISED: March 25, 2013

DISCLAIMER: THE INFORMATION IN THIS REPORT IS BASED ON PUBLIC RECORDS AND COMMERCIALY AVAILABLE DATA SOURCES. THESE RECORDS AND DATA SOURCES ARE NOT FREE FROM ERRORS, AND INFORMATION IS SOMETIMES ENTERED OR PROCESSED INCORRECTLY. REAL PROPERTY OR VEHICLE DATA MAY BE INCOMPLETE DUE TO FAILURE BY OWNERS TO REPORT PROBLEMS, DAMAGE, OR REPAIRS. CRIMINAL RECORD DATA MAY INCLUDE RECORDS THAT HAVE BEEN EXPUNGED, SEALED, OR OTHERWISE CHANGED SINCE THE DATA WAS LAST UPDATED OR COLLECTED. AS SUCH, THIS REPORT SHOULD NOT BE RELIED UPON AS DEFINITELY ACCURATE AND YOU SHOULD INDEPENDENTLY VERIFY ANY INFORMATION THEREIN BEFORE RELYING UPON IT.