

# Just The Facts...

<p>North End started 1977          Complete Reno &amp; C/O 2009          Lot Size: 9.5 acres +/-          Sq. Footage 2735 +/-          Elevation: 1250 +/-          Taxes <b>2025</b> Est. \$3,100 +/-          (Town Wide Reassessment)          Paved Driveway 4 Cars          Well 750' Deep / 2009 ~          Tested for Heavy Metals,          Organics &amp; PCB's No Issues          (Best Drinking Water ~ Comes Up          Ice Cold On A Hot Summer Day!)          New Septic Field &amp; 1,200 Gal.          Cement Tank / 2009          Roof 2009: Metal &amp; with          50 Yr. GAF Architectural Shingle          Siding &amp; Trim: Vinyl / Metal          Thermal Doors &amp; Windows          Rooms: 7          Bath Rooms: 3 full          Food Pantry in Kitchen          2 LP Fireplaces will work in a          power failure!          Dehumidifier w/constant drain          Fully Furnished          Hardwired interconnected          smoke &amp; CO detectors</p>	<p>ADK Furnishings &amp; Decorated          for your enjoyment!          Whole House Ventilating Fan          (Feel that beautiful Mountain Air)          Seasonal Front Porch          Lemonade Front Porch          Rear Deck &amp; private yard          Large Master Suite has a tray          ceiling &amp; Walk in Closets          Walkout Basement          30-amp outside connection          for A/C or convert for an RV          Driveway Has Air Compressor          for, bikes, autos or RV...          Heat: York LP Central 2009          Owned 500 gallon LP tank          40 Gal. Hot Water Heater  <u>Appliances</u>: Large refrigerator          w/ice maker, Dish Washer,          Stove, Vented Range Hood          Bar with sink &amp; Cabinets          Basement semi-kitchen has          Refrigerator w/ ice maker.          Small mini fridge.          Maytag Washer &amp; Dryer          De-Ice wires for gutters &amp;          drains.</p>	<p><b>Additional Features:</b>          200-amp service with manual          240-volt 30-amp gas back-up          generator to take on that          snow storm!          2 Person Steam Sauna          4 Person Hot Tub          Views of Crane Mtn.          Adirondack Mtns.          Adirondack Lean-to...          "The Sand Trap"          Beach w/BBQ area          Picnic BBQ area w/ LP Grill          Picnic Tables          3 Storage Sheds          1 "Camp Shed" bottom of the          hill area. Features Camp site          Area w/ large fire pit.          Water &amp; Electric available for          the lower area camp site!          Snow sleighing hill          Snow mobile trails          Garden Areas          2 Streams Onsite          Hiking Trails          Secluded privacy close to          everything Adirondack!</p>
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## Room By Room from the Top Down:

*~All Bath fans vent directly outside. All wet locations GFCI protected.~*

*~Energy efficient home w/thermal doors and windows. All ceiling fan/lights hardwired no remote to lose!~*

**Large Master Bedroom** suite w/tray ceiling & lighted ceiling fan. Large windows w/Adirondack views. Room is sheet rocked, glued and screwed to prevent cracking & settling. Two walk-in closets. Full bath w/tub/shower. Heat/Vent/Light. There is a LP gas line on the SW wall if you would like a fireplace in this room too.

**Living Room** massive natural locally milled cut timber. Pine planking walls adds that extra Adirondack flair. Large bay window with mountain views. Wet bar area with cabinets. Multi-speed lighted ceiling fan. 50K BTU free standing direct venting LP fireplace for those chilly mountain nights w/wall thermostat for control, & will run even in a power failure. Full bathroom features a Steam Maxx acrylic two person Steam Sauna shower. Two super comfy couches recline to make for extra sleeping space!

**Formal Entry** A beautiful wood entry door leads from the living room to spacious carpeted three season finished front porch with pull out couch for even more sleeping area and ADK style dining table. Working hardwired doorbells for both front entries with different tones to distinguish the locations.

**Galley Kitchen** features new laminate marble finished counter tops w/SS farmhouse sink. Solid wood cabinets provide plenty of storage. Large walk-in lighted food pantry. Full size over/under Whirlpool refrigerator with ice maker. Glass top cook stove with self-cleaning oven, dishwasher and counter top microwave rounds out the appliances. Power vented range hood exhausts directly outside to eliminate cooking odors. Ceiling fan with dimmable lighting. Rear entry leads to a private deck for casual living and wonder full westerly views.

**Full Bathroom** off the kitchen has a modern county flair with a stand up shower and storage area.

**Sunken Bedroom** off the kitchen offers a spacious area with vaulted wood plank ceiling, west facing top windows. Another multi-speed lighted ceiling fan. Freestanding 35K BTU LP fireplace w/wall thermostat for control, (will work even if the power goes out.) King Bed, dresser, Large TV, Media Center, reclining two person couch and ADK decorations..

**Front Entry** leads into the home's kitchen area from the large open lemonade porch and closet.

**Bedroom** off entry area of modest size with another modern multi-speed ceiling fan, queen bed and dressers.

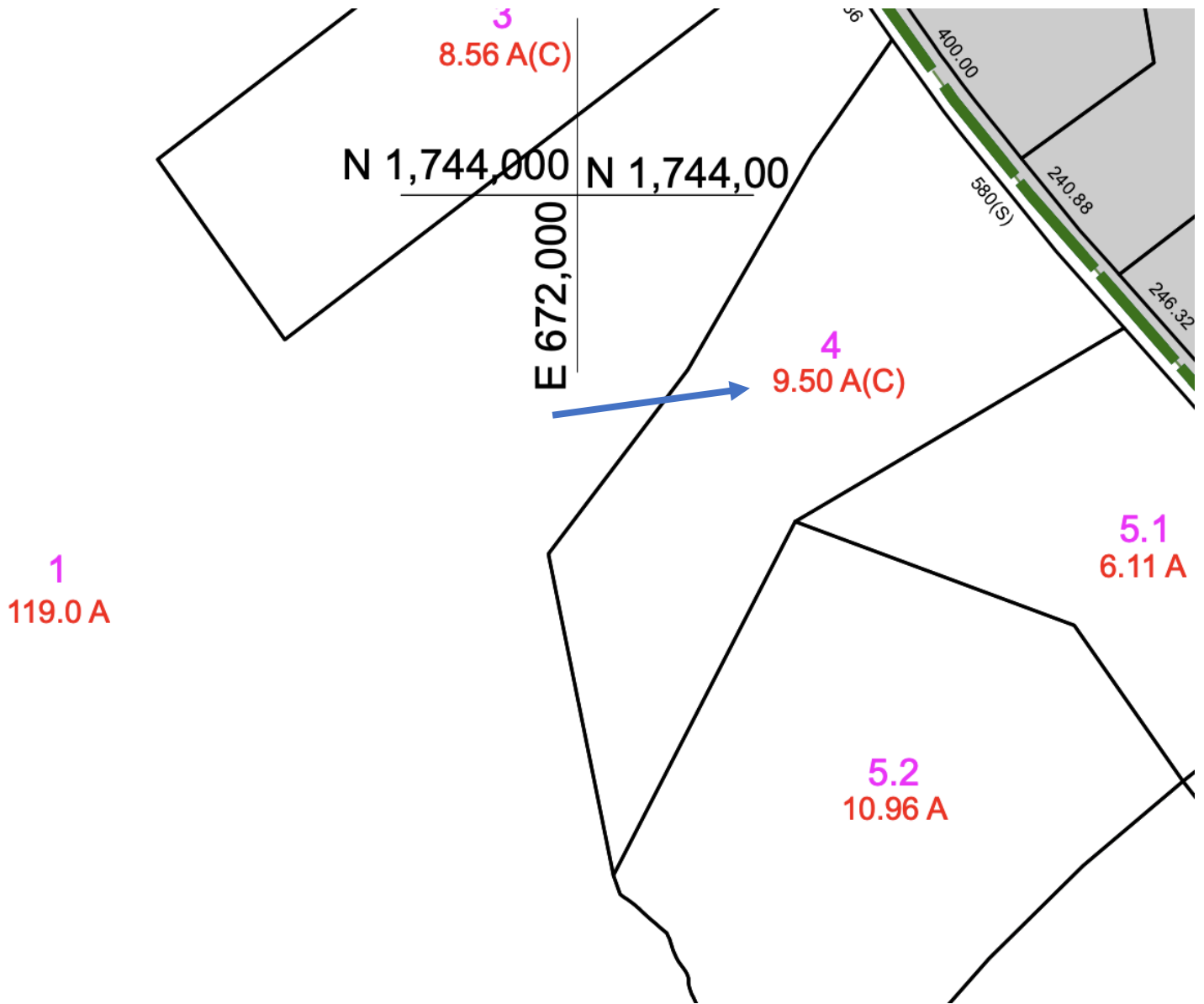
**Imaginarium/office** find your way upstairs to this interesting area where your thoughts can find themselves or use as a bedroom also makes a great kid's area too. Two multi-speed lighted ceiling fans and yes, more mountain views.

**Basement** is a semi-finished walk out to your BBQ & ADK Lean-to for those outside parties. Cedar plank walls. Dropped lighted ceiling. Mechanicals, refrigerator with ice maker, for that big party you always wanted to have w/ kitchen storage cabinets. Full sized Maytag energy efficient washer and dryer. Small work bench area. Massive wood beams. Recumbent exercise bike. And of course, .... that 4 person hot tub perfect for after ski fun time soak!

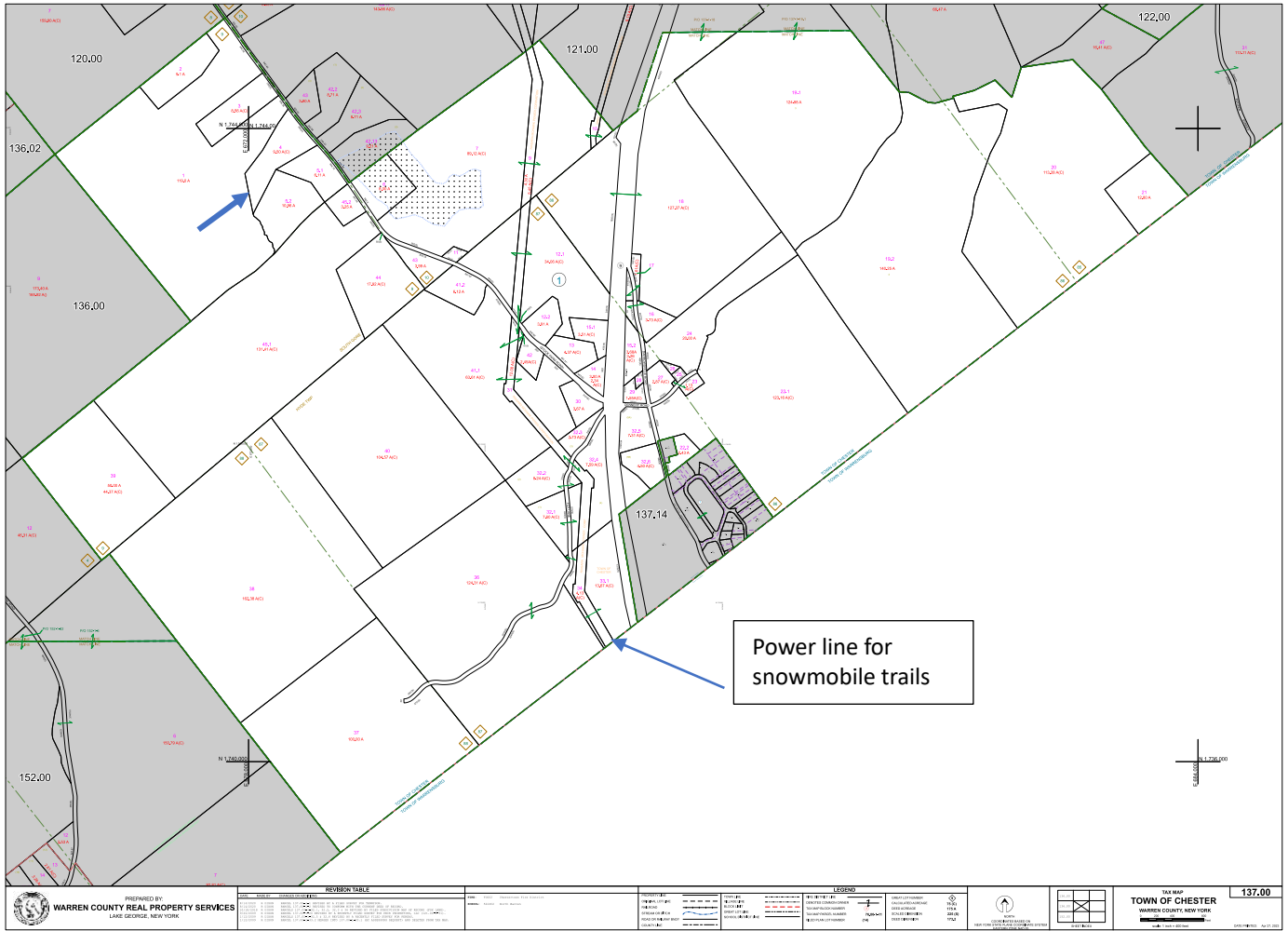
Most ALL furnishings and art work stay with the house, so why not make it your new home...

Disclaimer: Nothing in life is perfect, this this is not new construction. The information contained here is deemed accurate but not guaranteed. No warranties either expressed or implied. Buyers are encouraged to have a home inspection. Subject property is sold "As Is". Attic furnace is in-operative, furnaces in an attic are a bad idea, as we discovered because heat rises so it was hardly needed in the master bedroom. Therefore, from lack of use; moisture condensation on the mother board shorted the unit out.

# County GIS map close up



# County GIS map of the area, this area has more trees than people...



# simplelab

V3LCGL

## CLIENT INFORMATION

Client: Christine Wunder  
Requested On: Nov 27, 2020  
Phone: (518) 361-9097  
Email: lakegeorgeinspector@gmail.com

ETR Labs Leominster - Elm Hill  
60 Elm Hill Avenue, Leominster, MA 01453  
DO NOT CALL FACILITY DIRECTLY  
For lab questions contact hello@gosimplelab.com

## TESTING PERFORMED

Testing Requested: Inspection Water Test: City Pro  
Matrix: Water  
Testing / Report ID: V3LCGL

## SAMPLE INFORMATION

Collection Date: Nov 27, 2020  
Collected By: Christine Wunder  
Received Date: Nov 28, 2020  
Sample Location: Kitchen Sink  
Sample Address: 189 Stock Farm Road, Chestertown,  
NY 12817, United States

## TESTING NOTES

There were no problems with analytical events associated with this report unless noted. Quality control data is within laboratory defined or method specified acceptance limits except where noted. If you have any questions regarding these test results, please contact hello@gosimplelab.com

## SUMMARY ANALYSIS

ANALYTE	UNIT	RESULT	METHOD	EVALUATION
pH	pH	7.67	SM 4500-H+B	OK
Total Dissolved Solids	PPM	81.2	SM 2540 C	< SLR*
Hardness (Ca,Mg)	PPM	46.9	2340 B	< SLR*
Hardness (Total)	PPM	47.07	2340 C	< SLR*
Grains per gallon	Grains	2.76	Conversion	< SLR*
Alkalinity (as CaCO <sub>3</sub> )	PPM	70	SM 2320 B	< SLR*
Langelier Saturation Index		-0.64		MILD CORROSION
Sodium Adsorption Ratio		2.53	Equation	

## TEST RESULTS

ANALYTE	UNIT	RESULT	MDL	METHOD	EVALUATION
Aluminum	PPM	NOT DETECTED	0.0005	EPA 200.8	
Antimony	PPM	NOT DETECTED	0.0005	EPA 200.8	
Arsenic	PPM	NOT DETECTED	0.0005	EPA 200.8	
Barium	PPM	0.02	0.0005	EPA 200.8	< MCLG*
Beryllium	PPM	NOT DETECTED	0.0005	EPA 200.8	

Boron	PPM	0.01	0.001	EPA 200.7	< SLR*
Cadmium	PPM	NOT DETECTED	0.0005	EPA 200.8	
Calcium	PPM	15.96	0.001	EPA 200.7	< SLR*
Cerium	PPM	NOT DETECTED	0.001	EPA 200.7	
Chloride	PPM	0.68	0.01	EPA 300.0	< SLR*
Chromium (Total)	PPM	NOT DETECTED	0.0005	EPA 200.8	
Cobalt	PPM	NOT DETECTED	0.0005	EPA 200.8	
Copper	PPM	0.01	0.0005	EPA 200.8	< MCLG*
Fluoride	PPM	1.58	0.001	EPA 300.0	< MCLG*
Iron	PPM	0.01	0.001	EPA 200.8	< SLR*
Lead	PPM	NOT DETECTED	0.0005	EPA 200.8	
Lithium	PPM	0.02	0.001	EPA 200.7	< SLR*
Magnesium	PPM	1.7	0.001	EPA 200.7	< SLR*
Manganese	PPM	NOT DETECTED	0.0005	EPA 200.8	
Mercury	PPM	NOT DETECTED	0.0005	EPA 200.8	
Molybdenum	PPM	0.01	0.0005	EPA 200.8	< SLR*
Nickel	PPM	NOT DETECTED	0.0005	EPA 200.8	
Nitrate (as N)	PPM	NOT DETECTED	0.001	EPA 300.0	
Phosphorous	PPM	NOT DETECTED	0.001	EPA 200.7	
Potassium	PPM	0.67	0.001	EPA 200.7	< SLR*
Selenium	PPM	NOT DETECTED	0.0005	EPA 200.8	
Silver	PPM	NOT DETECTED	0.0005	EPA 200.8	
Sodium	PPM	7.53	0.001	EPA 200.7	< SLR*
Strontium	PPM	0.15	0.001	EPA 200.7	< SLR*
Sulfate	PPM	7.63	0.01	EPA 300.0	< SLR*
Thallium	PPM	NOT DETECTED	0.0005	EPA 200.8	
Tin	PPM	NOT DETECTED	0.0001	EPA 200.8	
Titanium	PPM	NOT DETECTED	0.0001	EPA 200.8	
Uranium	PPM	0.002	0.0005	EPA 200.8	> MCLG(0)**
Vanadium	PPM	NOT DETECTED	0.0005	EPA 200.8	
Zinc	PPM	NOT DETECTED	0.0005	EPA 200.8	

#### How To Read Your SimpleLab PDF Report

MDL: Method Detection Limit. MDL is the lowest concentration of an analyte which testing instrumentation and the analysis team is configured to measure.

- \* Good news. Your result is below the EPA Maximum Contaminant Level Goal. If no MCL-G is available, then this means your result is below the SLR for this parameter.
- \*\* Your result is within EPA limits for public water systems (lower than MCL). However, there is room for improvement. Your result exceeds the MCL-G or SLR (as indicated).
- \*\*\* Your result is above the MCL. You should consider remediation to reduce this concentration or find another source of drinking water.

#### Key Terms

EPA - USA Environmental Protection Agency. Sets health safety levels for public drinking water.

**CNA Environmental, Inc.**

27 Kent Street, Suite 102  
 Ballston Spa, NY 12020  
 www.cnawater.com  
 Phone: (518) 884-0800  
 Fax: (518) 884-0801

**Certificate of Analysis**

Client: Wunder Home Consultants  
 P.O. Box 467  
 Lake George, NY 12845

Date reported: 8/2/12  
 Lab sample #: GF120569  
 Matrix: DW  
 Date & Time Received: 7/24/12 08:25

No issues with this test

Site sampled: Wunder  
 189 Stock Farm Road  
 Chestertown, NY 12817

ID #	Analysis	Method	Result	Units	MCL	Sample Point	Sampled	Analysed	Notes
21198	Alachlor	EPA 507	<0.44	ug/l	2	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Atrazine	EPA 507	<0.22	ug/l	3	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Butachlor	EPA 507	<0.1	ug/l	50	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Metolachlor	EPA 507	<0.1	ug/l	50	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Metribuzin	EPA 507	<2.00	ug/l	50	Kitchen Sink	7/24/12 07:00	7/27/12	ID, PE
21198	Simazine	EPA 507	<0.15	ug/l	4	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Aldrin	EPA 508	<0.05	ug/l	5	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Chlordane	EPA 508	<0.5	ug/l	50	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Dieldrin	EPA 508	<0.1	ug/l	5	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Endrin	EPA 508	<0.1	ug/l	2	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Heptachlor	EPA 508	<0.1	ug/l	0.4	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Heptachlor epoxide	EPA 508	<0.05	ug/l	0.2	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Hexachlorobenzene	EPA 508	<0.1	ug/l	1	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Hexachlorocyclopentadiene	EPA 508	<0.1	ug/l	5	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Lindane	EPA 508	<0.05	ug/l	0.2	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Methoxychlor	EPA 508	<0.5	ug/l	40	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	PCB-1016	EPA 508	<0.5	ug/l	0.5	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	PCB-1221	EPA 508	<0.5	ug/l	0.5	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	PCB-1232	EPA 508	<0.5	ug/l	0.5	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	PCB-1242	EPA 508	<0.5	ug/l	0.5	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	PCB-1248	EPA 508	<0.5	ug/l	0.5	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	PCB-1254	EPA 508	<0.5	ug/l	0.5	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	PCB-1260	EPA 508	<0.5	ug/l	0.5	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Propachlor	EPA 508	<0.5	ug/l	50	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21198	Toxaphene	EPA 508	<1.0	ug/l	3	Kitchen Sink	7/24/12 07:00	7/27/12	PE
21197	Arsenic	EPA 200.9	<0.001	mg/l	0.010	Kitchen Sink	7/24/12 07:00	7/31/12	PE
21196	Total Coliform	SM 9223B	Negative	coliform/100 ml	APR	Kitchen Sink	7/24/12 07:00	7/24/12 13:00	

**Notes:** To meet the New York Sanitary Code for Public Drinking Water, Total Coliform must be negative or <1; all other analytes must be less than or equal to the MCL.

ID = The laboratory performing this analysis is not certified for this analyte. Certification is pending. The lab is certified for the other analytes by this method.

MCL = Maximum Contaminant Level

PE = Analysis performed by NYSDOH ELAP #11301.

Released by Keith Avellino  
 Laboratory Director

The information in this report is accurate to the best of our knowledge and ability.

The results detailed above relate only to the item(s) tested and to the sample(s) as received by the laboratory.

This report shall not be reproduced except in full without the written approval of CNA Environmental, Inc.

The above analysis was performed in accordance with all NELAC requirements.

**JB3 Consulting**  
**Joseph Biss III**  
553 State Route 149 - Suite B  
Lake George, New York 12845-3515  
Phone: (518) 761-9888  
JBISS3@AOL.COM  
NYSDOH Lab ID# 11637

**Client:**

Christine Wunder  
Wunder Home Consultants, LLC  
PO Box 467  
Lake George, New York 12845


**Phone:** (518) 361-9097    **E-mail:** LakeGeorgeInspector@gmail.com

**Results:** Wunder – Kitchen Sink - 189 Stock Farm Rd – Chestertown, NY 12817

Sample Number	Date/Time Collection	Date Received	Date/Time Analysis	Analysis	Method	Result	NYSDOH Drinking Water Limit
201128A01	11/28/20 11:30 A	11/28/20	11/28/20 4:00 P	Total Coliform	SM 21, 23 9222A,B,C	<1 CFU/100 ml	<1 CFU/100 ml

→ The results relate only to the sample(s) as received by the laboratory. The sample received was analyzed in compliance with NYSDOH and NELAP approved methods and within their accepted holding times. The result(s) is (are) equal to or lower than the State's limits therefore it (they) meets the requirements for NYSDOH Part 5 Drinking Water Regulations.

JB3 Consulting's liability for any work performed is limited to the amount billed to the customer leading to the claim of the customer.

  
Joseph Biss III - Owner

Monday, November 30, 2020

**This is an original Certificate of Analysis, do not duplicate**  
**This is page 1 of 1**





Site Radon Inspection Report

Date : 04/01/2024

Christine J. Wunder  
WUNDER HOME CNLTS., LLC  
P.O. Box 467  
Lake George, NY 12845-

Client: Wunder  
Test Location: 189 Stock Farm Road  
Chestertown, NY 12817-  
Individual Canister Results

Canister ID# : 4838761                      Test Start : 03/27/2024 @ 15:15  
Canister Type : Charcoal Canister 4 inch      Test Stop : 03/30/2024 @ 10:45  
Location : Basement                      Received: 04/01/2024 @ 11:34  
Radon Level : 2.3 pCi/L                      Analyzed: 04/01/2024 @ 15:42  
Error for Measurement is: ± 0.2 pCi/L

Canister ID# : 4838822                      Test Start : 03/27/2024 @ 15:15  
Canister Type : Charcoal Canister 4 inch      Test Stop : 03/30/2024 @ 10:45  
Location : Basement                      Received: 04/01/2024 @ 11:34  
Radon Level : 2.4 pCi/L                      Analyzed: 04/01/2024 @ 15:42

➔ Average of Side by Side Canisters                      2.4 pCi/L  
Error for Measurement is: ± 0.2 pCi/L

➔ The reported results indicate that radon levels in the building tested are below the United States Environmental Protection Agency (EPA) action level of 4.0 picoCuries per liter of air (pCi/L). The EPA recommends retesting if your living patterns change and you begin occupying a lower level of the building, such as a basement or if major remodeling is done.

General radon information may be obtained by consulting the EPA booklet: A Citizen's Guide to Radon ([www.epa.gov/radon/pubs/citguide.html](http://www.epa.gov/radon/pubs/citguide.html)). To request a copy or for further information, please contact your state health department. The EPA maintains a radon information website, including copies of its publications, at [www.epa.gov/iaq/radon](http://www.epa.gov/iaq/radon).

**For New Jersey clients:** Please see the attached guidance document entitled Radon Testing and Mitigation: The Basics for further information.

**For New York clients:** If the radon level of one or more testing devices is equal to or exceeds 20 pCi/L please contact the New York State Department of Health, Bureau of Environmental Radiation Protection, for technical advice and assistance at 518-402-7556 or toll free 1-800-458-1158.

**PLEDGE OF ASSURED QUALITY**

All procedures used for generating this report are in complete accordance with the current EPA protocols for the analysis of radon in air (EPA 402-R-92-004). The analytical results relate only to the samples tested, in the condition received by the lab, and that calculations were based upon the information supplied by client. RTCA and its personnel do not assume responsibility or liability, collectively and individually, for analysis results when detectors have been improperly handled or placed by the consumer, nor does RTCA and its personnel accept responsibility for any financial or health consequences of subsequent action or lack of action, taken by the customer or it's consultants based on RTCA-provided results.



*Andreas C. George*

Andreas C. George  
Radon Measurement Specialist  
NJ MES 11089

*Dante Galan*

Dante Galan  
Laboratory Director

NRSB ARL0001  
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PADEP ID: 0346  
NJDEP ID: NY933  
NJ MEB 90036  
FL DOH RB1609  
IL RNL2000201