

**Commonly found violations and items to look for prior to Listing:**

**Remember – Parcel access and the Assessor's office show you what "is" there, the Building department shows you what "is legally" there!**

- 1) Number of bedrooms
  - a) Bedroom count is regulated by either:
    - i) Department of Health if on septic
    - ii) Building permit/plans if on town sewer
  - b) A closet does not make a bedroom, nor is it required in a bedroom
  - c) A bedroom does require
    - i) A smoke alarm
    - ii) An emergency escape window (if the use was created after the mid to late 70's)
- 2) Swimming pools/hot tubs
  - a) Any vessel that can contain 24" of water is considered a pool by New York State and requires a permit
  - b) This includes inflatable pools and "INTEX" style liner with frame pools
- 3) Boiler, water heater, furnace replacements
  - a) All have safety requirements that are regulated by the Uniform code and require permitting
- 4) Central air/ ductless AC
  - a) Majority of houses built in the 60's and 70's and many from the 80's did not have AC installed.
    - i) Replacement of condenser units or heat pumps also require permits
- 5) Electrical upgrades
  - a) Service amperage upgrades
  - b) Generators or portable generator interlocks
  - c) Additional lighting/outlets
  - d) EV chargers
  - e) Battery storage systems
- 6) Sheds
  - a) Any shed, regardless of size requires a permit
  - b) Cabanas and gazebos are also considered sheds
- 7) Decks
  - a) Ground level and raised decks both require permits
    - i) A replacement deck, even if it is the same size as the original deck, is still considered "new" and requires a permit
  - b) Replacement of stairs and/or guard railings on a deck will require permits as safety codes have changed drastically over time

- 8) 3 season rooms, screened porches, "Florida rooms"
  - a) Enclosing an existing deck, or construction of a new room requires a permit.
- 9) Apartments, mother/daughter, in-law suite, summer kitchens
  - a) Legal 2 family
    - i) Only verifiable by Building/Zoning Department
  - b) Accessory Apartment
    - i) Not transferable with sale
    - ii) Must be removed in their entirety when no longer used by those named in the permit paperwork
- 10) Woodstove, fireplace, fireplace inserts, pellet stoves
  - a) All require permits and certifications
- 11) Finished basements
  - a) Not all raised ranch houses had finished basements
  - b) Most straight ranches didn't have finished basements
  - c) Finished basements require a second form of egress (window or door)