

Property Information

Property Address:

E3083 N RIDGE RD

1. Is there garbage pickup or do you dispose of it yourself? self dispose at town dump
Where do you take it town OR when is pickup / day tue + sat
2. Are there keys to all the doors? Yes
3. Is internet/fiber optic available? Fiber Who is your provider? Verizon Communications
4. Do all appliances included in the sale work? Yes if not, what does not work?

5. Are there any water lines to barns or other outbuildings? NO If so, do they have shut offs & where?
Rain water system at pole shed
6. If property is a mobile or manufactured home, do you know where the title is? N/A
7. Are there any road maintenance agreements in place? NO
8. Does anyone have a first right of refusal on your property? NO
9. Who was the builder of your home? LUCAS MALDAGUE
10. Has your property been surveyed? Yes
11. Do you have, or have you had any pets in the home? Yes If so, what kind(s) 2 cats
12. Have you ever paid flood insurance on the property? NO

ROOF

Age of roof?

2021

HEATING SYSTEM

1. Age of Furnace

2021

2. If you have a furnace, who services it?

NO Furnace. Mini-split heat pump + baseboard electric

COOLING SYSTEM

1. What type of cooling system do you have?

Mini-split heat pump

2. Age of cooling system?

2021

WATER HEATER

3. Age of water heater?

2021

ELECTRICAL

2. Has the electrical system ever been updated?

No - new construction

3. Do you have a signed contract in place with the electric company for installing new service to the property? NO

For how many months? — Balance remaining? —

SEWER OR SEPTIC

What type: (please circle one) - Municipal — Private — Conventional — Mound — At Grade — Holding Tank — other

Has sewer or septic line ever been cleaned out or broken?

No

Are there any plumbing or water lines on the property NOT connected to the septic?

~~Yes~~

Yes - graywater at pole shed

WELL/MUNICIPAL WATER

Do you have municipal water or a well?

Well

If a well is it a shared well?

No

Do you have a filter and/or water softener system?

No

Rented/Owned

AVERAGE MONTHLY UTILITY COSTS

Electric:

✓

Provider?

Negative in Summer (solar system), ~\$350 in January

Gas/Fuel Oil:

—

Provider?

heats both house + pole shed ↗

Water/Sewer

—

Provider?

Telephone/Internet Provider?

Vernon Communications

~\$50/month

Updates & Improvements (Current Owners): pole shed (concrete, insulation, finishes, ...) (2019)
house is new construction. (2021)
solar system (2019)
well + septic (2021)

Fixtures Not Included In the Sale:

Shedding + dust collection system pole shed; rhubarb plants in garden;
coat hook cubbies in mudroom; wifi system.

Seller Signature

Ben R. Mc...

Date

8/21/2023

Seller Signature

[Signature]

Date

8.21.23

Buyer Signature

Date

Buyer Signature

Date

NOTICE: Information in this listing is believed to be correct, but not guaranteed. Buyers/Buyers Agents are encouraged to verify data and conditions to their own satisfaction.



Oakwood Realty LLC

