

Property Information

Property Address: 65748 Desoto Ridge Drive

1. Is there garbage pickup or do you dispose of it yourself? myself

Where do you take it Freeman Dump OR when is pickup / day _____

2. Are there keys to all the doors?

yes

3. Is internet/fiber optic available? yes Who is your provider? Vernon 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?

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? Crawford Co. plows the road

8. Does anyone have a first right of refusal on your property? no

9. Who was the builder of your home? 1st owner - Wm. B. Pine

10. Has your property been surveyed? yes

11. Do you have, or have you had any pets in the home? no If so, what kind(s) _____

12. Have you ever paid flood insurance on the property? no

ROOF

Age of roof? original roof according to previous owners.
(2004)

HEATING SYSTEM

1. Age of Furnace New furnace installed in Sept. 2023

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

Bagniefski Heating + AC

COOLING SYSTEM

1. What type of cooling system do you have?

AC

2. Age of cooling system?

original

WATER HEATER

3. Age of water heater?

Removed heater in Fall 2021 & replaced with a tankless heater

ELECTRICAL

2. Has the electrical system ever been updated?

Not to my knowledge

3. Do you have a signed contract in place with the electric company for installing new service to the property?

billed
For how many months? — Balance remaining? auto paid monthly monthly

2 electric meter - 1 for home usage
1 for usage to run shared well

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?

Will be inspected & pumped Aug. 2024

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

Not that I know of.

(UNDERGROUND)

Propane tank is leased - Suburban Propane

WELL/MUNICIPAL WATER

Do you have municipal water or a well?

well

If a well is it a shared well?

yes

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

both filter + softener

Rented/Owned

New softener installed in Oct. 2021

AVERAGE MONTHLY UTILITY COSTS

Electric: \$80 for home. Provider? Vernon Electric

Gas/Fuel Oil: \$87 a month propane Provider? Suburban Propane

Water/Sewer Provider? well / septic - private

Telephone/Internet Provider? Vernon Communications

In the winter I also burn wood in my fireplace.

\$60 a month for wood.

\$54 a month for shared well.

Updates & Improvements (Current Owners): Installed 2 new storm doors (front door + basement) new soaker tub installed. New water heating system & water softener; new furnace. New stove. 4 years of landscaping - removing trees from east + south side, digging terraces +
Fixtures Not Included In the Sale: paths, planted fruiting + flowering trees, bushes, perennials + annuals.

Seller Signature Kathleen Q. Abel Date Aug. 15, 2024

Seller Signature _____ Date _____

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.

