

SELLER'S DISCLOSURE

A full copy of our seller's disclosure will be provided to anyone that views the home. Notable items include the following:

1. Alarm System – has been non-functional since addition completed in 2001.
2. Roof repair/replacement during time of our ownership – the roof was replaced in 1999 following a hail event
3. Basement water – there was some interior water leakage around the basement window well due to incorrect water control modifications done by contractor at the time the addition was completed. Shortly thereafter, the window well was properly covered on the outside, and the drainage line was correctly diverted to the sump pit. There has been no leakage since.
4. Water runoff – during very heavy downpours there is water runoff from the property to the north, through the front yard and down the front sidewalk. This dissipates immediately after the rain stops.