



TOP THINGS TO KNOW ABOUT:

4 ARDLEY ROAD, WINCHESTER

Age of roof/material?

- Addition roof, dormers and front roof 2003/asphalt shingle GAF fireline (25 years)

Age of heating system?

- High efficiency gas furnace was new with addition 2003/ original house removed oil burner replaced with gas, year unknown.

Age of hot water tank?

- Gas tank replaced within past few years. Warranty info. on side of tank

Is there any insulation?

- Yes. Foundation of new addition has insulation inserts and water proofing treatment. The original house has some insulation.

How many heating/cooling zones?

- 2 zones

Any water in basement?

- No

Age of windows?

- Addition has all new Andersen windows in 2003. The rest of house has new JB Sash double pane, double hung windows within past 10 years.

What is the material of the foundation?

- Addition has all footings, piers and foundation walls comply with ASTM c94, poured concrete. The original house has a cinder block foundation.

School district? Elementary, middle high

- Lynch, McCall, Winchester

Are the water/sewer town utilities?

- Yes, town water and sewer

Specific closing date?

- Seller needs at least 60 days to find a place to live

Any additional information?

- Side/lower deck built in 2017

