

# THINGS TO KNOW

200 HIGH STREET, WINCHESTER

<b>AGE OF ROOF</b>	18 YEARS
<b>AGE OF HOT WATER TANK</b>	18 YEARS
<b>AGE OF HEATING SYSTEM</b>	18 YEARS
<b>HEATING COST PER YEAR</b>	\$5K ON BUDGET FOR \$400/MONTH
<b>NUMBER OF HEATING &amp; COOLING ZONES</b>	6 HEATING ZONES: 2 RADIANT FLOOR HEATERS IN KITCHEN & MUD ROOM, 2 BASEBOARD IN LIVING ROOM & DINING ROOM, 2 FORCED HOT AIR ON SECOND FLOOR  3 COOLING ZONES: 1 ON FIRST FLOOR, 2 ON SECOND FLOOR
<b>ARE WATER/SEWAGE UTILITIES IN TOWN?</b>	YES
<b>AGE OF WINDOWS</b>	18 YEARS
<b>IS THERE A SUMP PUMP?</b>	YES
<b>IS THERE INSULATION?</b>	YES - FIBERGLASS & SPRAYED POLY
<b>SCHOOL DISTRICTS</b>	VINSON OWEN
<b>SPECIFIC CLOSING DATE</b>	NO
<b>SPECIAL FEATURES</b>	2 GAS FIREPLACES: ONE IN BREAKFAST NOOK, ONE IN LIVING ROOM  HIGH VELOCITY AIR CONDITIONING  CENTRAL HUMIDIFIER (INDEPENDENT OF HVAC)