

# THINGS TO KNOW

74-76 GEORGE ROAD, WINCHESTER

<b>AGE &amp; MATERIAL OF ROOF</b>	Shingles, redone approx. 10-15 years ago
<b>AGE &amp; TYPE HEATING SYSTEM</b>	Natural gas, approx. 10-15 years old
<b>AGE &amp; TYPE OF HOT WATER</b>	Natural gas, approx. 10-15 years old
<b>INSULATION</b>	Three layers of insulation: walls are made from bricks, then air gap, then wood with insulation
<b>HEATING AND ELECTRIC COST</b>	74 George Rd: Heat and hot water (gas) is approx. \$590 per year and \$630 per year for electric. 76 George is similar
<b>HEATING ZONES</b>	74 George - 4 Zones 76 George - 3 Zones
<b>SEWER &amp; WATER</b>	Town of Winchester
<b>UTILITIES</b>	National Grid - Gas Eversource - Electricity
<b>LAUNDRY ROOM</b>	New Washer and Dryer
<b>TENANT INFORMATION</b>	74 George Rd is vacant. 76 George Rd is tenant at will and expected to be delivered vacant

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on this property,  
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