

THINGS TO KNOW

71 PINE RIDGE RD, READING

AGE & MATERIAL OF ROOF	Asphalt, architectural shingles
FOUNDATION	Cement block
TYPE OF ELECTRICAL	100 amp
AGE & TYPE HEATING SYSTEM	Gas, forced hot air
AGE & TYPE OF HOT WATER	Gas, 1.5 years (replace Fall 2020)
INSULATION	Spray cellulose throughout and spray foam in basement/attic (2017), some fiberglass insulation in attic/basement
ELECTRIC & HEATING COST	Heat ~\$1600 Electric ~\$900
HEATING ZONES	1 heating zone
SEWER & WATER	City of Reading
UTILITIES	National Grid - gas / RMLD - electric
SCHOOL DISTRICT	Grade School: Confirm w/ Superintendent Middle School: Parker Master High School: RMHS
LAUNDRY & DRYER	Washer and Dryer. Both included in Sale.
PARKING	1 Car Garage, 4 Off Street Parking

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**Information on this document is to the best of the seller's knowledge. This is not a legal representation and buyer should perform their own due diligence.*

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UPDATES SINCE OWNERSHIP

- New windows and full insulation
- New gutters and trim
- New garage door
- Skim coated downstairs walls
- New paint throughout
- Rug, paint, ceiling in basement
- Ceiling paint
- Fence and backyard new landscaping
- New outside light fixtures (front and post)
- Downstairs half bath new toilet, vanity
- Exterior paint in 2017
- New shutters
- Replaced light fixtures
- Replaced outlets, switches, covers
- Expanded opening between kitchen and dining to be more open concept
- New granite counters, backsplash, SS appliances in kitchen
- New rugs: sunroom, stair runner, upstairs landing basement

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