

4318 Nenana Drive

Seller 1

Supplement to Seller's Disclosure

Seller 2

MECHANICAL SYSTEMS	
HVAC SYSTEM	Last serviced in ~2018
AC Compressor	~ 8 years old
Evaporator Coils	~ 8 years old
Heating Unit	~ 8 years old
Electrical Work	
Service Panel	believe to be replaced in 2012 (see HAR MLS 54378739)
Plumbing Work	
Drain Lines	passed hydrostatic test in 2018, inspector indicated whole system is PVC
Supply Lines	home repiped with PEX in 2020
Water Heater	replaced in 2020
Appliances	
Refrigerator	included, unknown age (included with 2018 purchase)
Washer & Dryer	included, unknown age (included with 2018 purchase)
Outdoor Gas Grill	included, ~2 years old
STRUCTURAL SYSTEMS	
Roof	~ 8 years old
Gutters	full coverage gutters installed 2018 - extra wide 6" with rain chains off back patio
Foundation	various sections repaired in 2012, 2013 & 2018 w/ lifetime transferrable warranties
Fencing	installed automatic custom iron gate (2018) and extended fencing (2020) to create bedroom privacy on east side of home
Windows	energy efficient, double pane windows
Kitchen	believed to be remodeled in 2012 (see HAR MLS 54378739)
Bathrooms	believed to be remodeled in 2012 (see HAR MLS 54378739)
Floors	hardwood floors throughout living & bedroom areas, travertine tile in kitchen, ceramic tile in bathrooms
OTHER INFORMATION	
Flood Information	Not in any flood plane (Zone X), never flooded
Property Survey	property survey from 2018 does not reflect new fencing & driveway gate
Average Utility Bills	monthly average expense ~\$200 for water, electric and gas combined

This information is a disclosure of the Seller's knowledge of the condition of the property as of the date signed by Seller and it not a substitute for any inspections or warranties the buyer may wish to obtain. It is not a warranty of any kind by Seller, Seller's agents, or any other agent.