

## Frequently Asked Questions - 17140 McKay Road

1. What is the age of the AC unit(s) and what work if any has been done to them during the seller's ownership of the home. Anything replaced? **I don't know the exact age of the units. We have maintained American Home Shield during our time in this house and we have done repairs.**

**May 2018 - repaired the blower motor and add freon**

**October 2018 - replaced a compressor and add freon**

**June 2019 - did a leak repair, added leak stop and**

**August 2019 - replaced filter drier and added freon**

**July 2020 - replaced compressor wire harness, contactor, start kit**

2. What improvements have your buyers made to the property during their ownership? **We've made many improvements - main floor 1/2 bath completely re-done, the upstairs deck has been completely rebuilt, the apartment has been fully finished, dock/island, raised garden beds, fenced yard, french doors in the family room (off the kitchen) and off of the great room and baseboards/casing on the main floor.**

3. What is the age of the roof and what repairs have been made if any during the seller's ownership? **Don't have the exact age, however, we estimate the age to be between 10-15 years. No repairs have been made during our ownership of the roof and we haven't had any roof leaks.**

4. Any knowledge of foundation repairs or needs known? **None known**

5. Did this house lose power during the recent winter storm? **Yes, the max time we lost power was approx 30hours.**

6. Where did the water get during Harvey? What about the streets surrounding the property? **The water came up to within 6-8' of the back of the primary bedroom. At the front of the house, the water came up to where the orange trees are. The streets had some minor flooding but we were able to get out of the property and drive around the neighborhood with no issues (in a truck).**

7. What repairs or maintenance have been done to the septic tank during the seller's ownership? **We did replace a pump back in November 2019. Whitt Septic (the company where we have a maintenance contract) said that the typical life is approx 5 years.**

8. What kind of pest control does the current owner have in place? What about termite treatments? **We haven't needed to have a pest control program in place. There was a termite treatment in February 2016 which is known to be good for 5-10 years.**

9. Any knowledge of fire during or prior to their homeownership and if so what is known? **There has been no fire during our time of ownership and all we know is what was in the previous seller's disclosure where there was a minor kitchen fire under the stove with minimal damage. I have no further details on what occurred.**
10. What is average gas/month, electric/month? **We have a fixed electricity plan where we pay only \$60/month with Cirro Energy. The gas is propane and there is a 500-gallon tank where we only filled it when it got down to approx 15-20%. We haven't filled it in over a year; when we did, I recall that it cost us approx \$700.**
11. What is the depth of the pond if known? **The deepest part is 6'.**
12. I wanted to confirm gas supply is from the propane tank? **Yes, all gas supply is from the propane tank.**
13. Why is the area in the backyard fenced off containing brush/trees? **We fenced it off as we wanted to have an area for our dogs.**
14. Is there a water supply located in the garden area? **No, there isn't.**
15. Any interior water damage to the home that sellers are aware of? **No, not that we are aware of.**
16. What is the depth of the well? **470' deep and we get 36gallons/minute**
17. As far as the aerobic system is there pop-up sprinklers and if so do they irrigate the yard and/or palm trees or both? **No, there are no pop-up sprinklers. The sprinklers on the palm trees are for the aerobic system.**
18. I just wanted to confirm that all 4 sides of the property were fenced. I saw some fencing but didn't know if that went all the way around the entire property. **No, it is only fenced on the one side in the backyard and all the way down the ditch. On the other sides of the property, the trees/bush act as a natural fence.**
19. I noticed there were 2 different tax ID numbers for the property and wanted to confirm they were both included with this sale. **Yes, both are included.**

## **Additional improvements...**

- **New siding**
- **3 new windows upstairs**
- **Tankless water heater**
- **A lot of landscaping improvements around the yard**