

425 Old Brock Rd. - some information for prospective buyers and buyer's representatives.
(this information is believed to be accurate but no representation or warranty is provided by the seller or the seller's representative).

Pool is probably 50(ish) years old...maybe early 70's... (a guess based on style of coping...used in the 1970's). Pool liner, pump, filter June 2011, Some solar heater panels have leaks...fixable but being sold as-is. (also there is no valve actuator... it is a manual on/off system)

House is 1960's (exact age unknown)

Shingles - 2012,

Boiler (for main heat source) - 2005,

Central A/C - July 2020 (an attic system, including new electrical panel in basement)

Windows - (most windows are 1992-1993) performing with no deficiencies

Laundry Waste water pump up tank - August 2020

Septic is original and working. Seller pumps it out periodically. (last pumped a few years ago). The tank openings are under the deck behind the garage. Some boards are removed and then replaced when done. The tile bed is to the right (north) of the pool house at the far end of the pool.

The water well is buried. Approximate location is at the back of the house between the house and the pool. There has been no recent water testing done but water quality or quantity has never been a concern.

Water Treatment - R/O system - There is no contract with the R/O water treatment system. It is approx. \$30/month (Culligan). It can be removed any time. Not sure about buying it.

As per the listing, regarding UFFI "Partially removed" - We looked up all the old listings and found that they had disclosed UFFI ("yes" in 1992, "partially removed" on the 1995 Listing and on the 2006 listing). Our guess is that someone had the remediation done between 1992 and 1995.... (min 25 Years ago!). It was disclosed to the seller on a SPIS when they bought it in 2006. It stated that it had been removed from the dining room, kitchen and bathroom walls. A UFFI inspection has been completed by the seller (Aug. 2020). It was confirmed that there is UFFI in 2.5 exterior walls only. The Seller bought the home with this knowledge and it has not been a concern for them. Please see the PDF document from CMHC regarding UFFI. The seller will add this clause to any offer that he receives.

"Seller discloses and buyer accepts that when the seller purchased the property in 2006, the previous sellers disclosed to him that UFFI was removed from the walls of the dining room, kitchen and bathroom. Nothing has changed to anything related to UFFI during the seller's possession of the property. The subject property is being sold with the same disclosure (UFFI partially removed) now. The buyer accepts the property 'as-is' with respect to UFFI."

Some sample Utility Costs:

Feb 2020: gas \$183.14, hydro \$263.34

July 2019: gas \$79.65, hydro \$192.85

- Hydro for last July includes three window a/c units running non-stop (before central a/c was installed) (hydro is a fixed rate contract)
- Bbq, water heater and three teenage girls showering accounts for gas usage in July.
- Dryer is electric