

Things All Buyers Want to Know!

Revised: 9/28/23

Address: 71 Edgewood Road Ossining, NY 10562

ITEM	INCLUDED	EXCLUDED
Air Conditioning units:	<u>CIA</u>	
Blinds/Curtains/Valences	<u>4</u>	<u>Dn. Rm, Bedroom #2</u>
Ceiling Fan(s)	<u>4</u>	
Compactor/Garbage Disp.	<u>na</u>	
Dishwasher	<u>✓</u>	
Dryer/Washer	<u>✓</u>	
Elec./Gar. Opener-Remotes	<u>2</u>	
Fireplace Glass/Screen	<u>✓</u>	
Light Fixtures	<u>✓</u>	
Microwave (Built-in only)	<u>na</u>	
Playground/swing set	<u>na</u>	
Pool Accessories	<u>na</u>	
Refrigerator/Freezer (all)	<u>2</u>	
Range/Oven/Cook-top	<u>✓</u>	
<u>garage shelving + cabinetry</u>		<u>✓</u>

Roof: Type: asphalt Age: 17 yrs. # of Layers: 2 Notes: _____
 Type of Heat: hot water Age of Boiler/Furnace: 18 yrs Number of zones: 2
 Age of Hot Water Heater: 3 yrs. Heating Notes: _____
 Age of Central A/C: 12 yrs. # of zones: 1 Electrical Amperage: 200 Breakers / Fuses
 Central: Alarm / Vac. / Speakers / Other: speakers in basement

Electric/Gas: \$ 2600 /yr Oil \$ 4,000 /yr Buried Tank: No / Yes / Removed
 Muni Water: \$ 320 /yr Location of oil tank: in garage
 Well Water: No / Yes, Test Results Available: No / Yes Depth: _____ ft.
 Gallons/min.: _____

Location of well: _____ Co Name: _____

Sewer / Septic location: rear of house Last Pumped: 9/23
 Septic Company: Ronnie's Septic Phone: 914-774-1952

If propane: \$ 200 /yr Purpose: stove
 Landscaping: \$ 2,000 Pool: \$ _____ Other: _____

Association: No / Yes: Type: _____ Common charges (Basic): \$ _____
 Assessment: \$ _____ Ending: _____ Purpose: _____
 Buyer's Move-In Exps: _____ Seller's Move-Out Exps: _____
 Management Co: _____ Phone: _____
 Amenities (cir): Pool Tennis Clubhouse Playground Jitney Other _____
 Parking Spot/Garage #: _____ Location: _____

Sellers' Signatures: [Signature] [Signature] Date: 3/8/2024

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