

Hi Bob & Karen!

We have most of the information that we talked about.

**Attached are:**

Square Footage Calculations (Floor Plan)

Plat maps

Aerial maps

Residential Property Disclosure

**Information from the seller:**

**Septic System**

The septic system has been pumped within the last 3 years. It was installed prior to when septic permits were required so there is no information on file with the county.

**Well**

This well is shared with the home situated behind yours. There is no recorded shared well agreement. The neighbor pays \$100 per year for the use of the well.

**Backyard**

The drainage hole is just for storm water runoff. There is a cover for it lying in the grass somewhere.

**Front Yard**

The hole in the front yard, as we've seen, is anyone's guess.

**Garage**

The attached garage floor was sealed and painted. The water that we saw may have been left over from the pressure washing.

**Roof**

The roof covering was installed in 2010.

**Cleaning**

The home was recently, professionally cleaned and pressure washed.

**HVAC and Plumbing Systems**

These were replaced in 2001. I imagine the HVAC was completely replaced. I'd ask the inspector about the scope of the plumbing replacement.

**Cooling and Heating Bills**

Not available at this time.

**Wall Coverings**

Partially paneled in the entry room. Otherwise, tongue in groove sheetrock.

**Countertops**

Corian in bathroom. Formica in kitchen.

**Appliances**

Dishwasher and microwave, 4-5 years old.

Range and refrigerator, 8-10 years old.

**Brick Exterior**

Seller has owned the home for 19 years and bought it as it is.

**Interior Renovations**

The master bath and cedar closet were the only renovations made by the seller.

**Survey**

None available. The plat and aerial maps give an approximate rendering of the property lines. Note the front yard, it appears that there is a roadway setback probably past the gulley toward the house.

**Lead-Based Paint**

The seller has signed the state-required form stating that he has no knowledge or records of a lead-based paint in the home.

**Comparable Home Pricing**

I am passing along the listing agent's comparables. The following information is not to be construed as a thorough Comparative Market Analysis (CMA). To help her with her determinations, Cami used the following closed (sold) properties. As you can see, the asking price is pretty much right in the middle of closed values.

2024 Emmas Grove Road, Fairview	3BR/2BA	1863hsf	\$315,000	\$169/sf
27 Whisper Willow Drive, Fairview	3BR/2BA	1821hsf	\$327,000	\$180/sf
108 Weeping Cherry Road, Fairview	3BR/3BA	1845hsf	\$375,000	\$203/sf
31 Merrills Cove Road, Asheville	3BR/2.5BA	1564hsf	\$385,000	\$246/sf

This home is: 3BR/2BA 1762hsf (does not include the 1505sf detached garage) Asking \$339,000 \$192/sf

I hope I have covered everything. Please feel free to ask more questions.

Shall we make an offer?

Thank you!

Alan