

### 31 Rumonoski Dr.

#### Inclusions & Disclosures

#### Inclusions (if wanted)

- All lawn tools currently in shed
- Wood for burning in fire pit
- Playground:
  - Climbing dome
  - Trampoline
  - Swing-set
  - Baby slide
  - Water table
- Hammock
- Pool accessories
- Deck table & chairs
- Deck bar
- Deck storage box
- House lights (back deck rail & lower roof line)
- Air conditioners – 3 window / 1 floor (all purchased this year).
- Kitchen barstools
- All curtains and curtain rods
- Main bedroom tv mount (installed)
- Baby gates
- Basement air dehumidifier (purchased 2018, cleaned regularly, runs as new)
- Basement ceiling mounted heater (used on lowest setting during cold months)
- Washer & Dryer
- Granite desk in studio
- Grey metal shelving in basement
- Black work bench table in basement
- Cubby cabinet in primary bedroom closet
- Make-up vanity chair
- Stone sealer – for all stone in house. Countertops treated with a special 25-year sealer at installation in 2018 - recommend re-sealing annually (wipe it on with paper towel).
- All extra building materials:
  - Hardwood flooring
  - Extra stair tread
  - Extra door threshold
  - Tile flooring
  - Tile backsplash
  - Bar wall tile
  - Carpet
  - Padding
  - Trim
  - Vinyl siding

**A guide will also be included upon receiving the keys.**

**Guide includes:**

- All contractors' information that has worked on the house/property:
  - Electrician
  - Plumber
  - Landscape
  - Irrigation
  - Pool
  - Carpentry
  - Fence
  - Solar
- Instructions to open, operate, maintain and close the irrigation system including parts purchasing links & preferred local store locations as well as a yard zone map and the grass treatment products & program.
- Instructions to open, operate, maintain and close the pool including parts purchasing links and preferred local store locations.
- Instructions & manuals for lawn mower
- Instructions & manual for snow blower

**Pool information:**

- Pool liner changed July 2024
- Pump and filter changed in 2023
- Discharge hose designed to be placed in small unmanicured patch near large tree near deck. Hose hangs under deck when not in use.
- Timer and GFCI outlet hard-wired in
- Pool properly grounded
- All accessories for maintenance are in pool locker
- Size - 24' x 12' x 4' oval
- Pool fence installed 2019
- Gate is a triple-guard entry with lock
- Pool fence is removable if desired
- The 2 gates on the stairs for the deck were required of the original owner to install upon selling the house because the deck was open to the pool. Since there is a pool fence, the 2 stair gates can be removed but we kept them on for our children & dog.

**Offered For Sale:**

- 2023 John Deere X350 tractor mower w/power bagger & mulching kit - 23 hours  
(New +\$6,000): \$5,000
- 2022 Cub Cadet 3-stage 36" opening snow blower – used twice  
(New \$2,500): \$2,000

## Disclosures

### **Deck:**

Upon inspection, it was recommended to repair or replace the deck supports. An estimate of \$9,500.00 received from a licensed & insured local contractor. House price reduced by \$10,000 to accommodate this cost.

### **Solar Panels:**

The panels were installed 2019 by Vivint. Since then, SunRun has purchased Vivint and holds the contract. We pay \$105 per month for the lease. The lease has approximately 15 years left, totaling \$15,000 to buy out the lease – our agent has the updated paperwork. Panels (18) only put on the back because the house is a cape which is a lot of roof on the front which was not the look I wanted.

### **Water Filter (in kitchen):**

Leased through Stonybrook \$85/month – can be cancelled by us, does not need to be acquired by buyers. Unit is plumbed in, maintenance/filter change last done July 2024. Unit is touch-free and the water tastes amazing – we love it and highly recommend keeping it. Fridge has filtered water (filter on left inside wall). Fridge also has a new filter but the taste does not compare.

### **Unfinished Primary Bedroom Closet:**

The small closet in bedroom was made into a built-in make-up vanity for the wife. The large unfinished closet always worked well as is and was a future project that we never got around to. Before selling, we contemplated finishing it as it is an easy task, however, everyone's recommendations are to leave it for the buyer to design however desired.

### **Basement Studio:**

I built a podcast studio about 2 years ago. Nothing in the studio is permanent. I just made a partition "wall" to use insulation boards for sound deadening, some concrete paint and a black cloth ceiling. I made equipment mounting rails out of electrical conduit and inserted a piece of plywood to block the window. Everything can be easily removed if wanted or you can use the separate space for something.

### **Pool Fence:**

When purchasing the house the original owner was required to put gates at the side and back stairs since the deck has direct access to the pool. I wanted to block the pool from my kids so I put up the pool fence, It has been up since spring of 2019 and works great. Obviously it's not a fence to lean on but it does it's job in protecting my kids. The gate opens by pressing the button down at the very top, pulling up on the latch and then pulling the gate open – my kids have never been able to open it.

### **House Lights:**

I hung 2 sets of soft white exterior house lights. They make for sitting out on the deck very enjoyable with nice soft lighting. They are plugged into extension cords that I did my best to keep hidden – you just have to plug them in near the side door outlet. The extension cord that goes to the rail lights is the one that runs under the deck to the top of the deck floor you can see the male end up against the house. You can also use this cord for any electrical cooking machine – I used it for my Traeger smoker, too. The ones on the house itself are ran through the corner trim and hung under the meter. Plug them into the yellow GFCI 3 way and plug that into the house.

### **Foundation Crack:**

When we purchased the house we had concerns of the crack in the foundation – located at the bottom of the basement stairs, toward the left, in the studio. However, we found that only during heavy down pours for longer than a day do we see a trickle of water come through the bottom of the crack, approximately 18” from the floor (location is marked on the wall). The first time we ever saw water come through was during a few days of straight heavy rain in the spring of 2019. We purchased the house in fall 2018 and my wife went into labor the day of closing so I could not check the gutters before going into the winter - was busy with interior renovations and being a new dad. Once the first water appeared in the basement, I checked and the front gutters were completely clogged so the rain was pouring over the gutter to the mulch bed where the crack is.

I applied Sika Crack Repair to the exterior top portion of the crack. I also built a small enclosure out of granite and silicone to trap any water that does seep out and allow it to build-up to be pumped by the automatic sump-pump. I have tested the pump and I filled the enclosure with water (without the pump) to ensure that it will hold water with no leaks, it worked as planned. Lastly, just in-case water was to escape the enclosure, I set a water alarm near it so it would alert me if it detected water. The last time water came out was spring 2023 when we had a straight week of heavy rain. The pump did its job as planned. I only knew water came through because the bottom of the pump was wet when I checked. Since then, the only time the pump turned on was when I used it to pump the pool to close at end of summer. We built our studio with a lot of expensive equipment in the same area as the crack which is enough to say it is not of a concern in the least bit to us. With the enclosure and pump, we don't even think about it.

### **Yard waste/storage area (back right corner of yard):**

You are probably wondering why that corner is fenced off. A long time ago, before the fence, there was a wooden shed that was there but the neighbor's tree fell and took it out. There was a compost pile behind the shed that was exposed and ugly. Over time, I did a lot of lawn renovations and the pile grew. When having the fence put in, I enclosed that corner to make it a dedicated yard waste area and also keep enough space for storage or for a future structure/shed if desired. The base for the old shed is actually still there. Right now, there is just some good pressure treated wood sitting there with yard waste.

**Easement:**

There is a sewer easement that starts from the electrical pole near the driveway and it runs straight back until the distance of the pool and then it angles toward the fire pit and straight back toward the yard waste area. It is deep underground and has never come up or been used – even during the building of the 2 new houses next door.

**Neighborhood/Area/School:**

We purchased this house first because of this neighborhood. We have never had an issue with any neighbor, everyone on the road stops to talk to each-other and I pray to God our new neighborhood is like this one. There are many other kids that live on the road and you will see them all running around playing during the nice days. Tony, our agent, also happens to live on the road. Within 5-10 minutes is everything you would ever need from food, groceries, pharmacies, Walmart, home improvement & auto parts. My daughter has gone through 2 years of pre-k and now is in kindergarten at the Northbridge Elementary School and she absolutely loves it. We love the staff and programs there, we've had nothing but a great experience so far.

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Thank you for taking the time to view our house/property. We are trying to be the best type of "sellers" and we want to be as transparent as possible to answer any questions or concerns you may have. Please feel free to ask anything to our agent, Tony, and we will promptly reply.