

Notes to Gardner Condition Report

B1: Roof

Roof was replaced in approximately 2015. The original roof was cedar shake. The new roof is asphalt shingle. The cedar shake had more depth – was thicker – than the shingles. The vertical roofs that abut the roof now have exposed flashing. We were assured by the roofer that this is not a problem, and we have had no leaks or issues since the new roof was installed.

The fascia board is cedar and it tends to grow moss, which needs to be cleaned or power washed off periodically to reduce the rate of deterioration of the cedar.

B3: Plumbing

We had the issue with the broken pipe which was repaired – this was a situation where the water froze and the pipe burst.

The whirlpool tub has been diverted to outside rather than fill the holding tank due to volume. This was professionally done.

We replaced the lift pump from the basement bathroom since we have been there.

B4: HVAC

The air conditioner was purposely put inside for aesthetic purposes and to keep them out of the elements. This results in heat buildup in that room, for which we use a portable exhaust system in that room, and we leave the door open in that room to improve the efficiency of the system. Professionally installed this way.

B8: Structure

Some of the stairs going to the water had to be resettled because of some drainage issues from the deck. So we put gutters and downspouts on the deck which seems to have solved the problems. Likewise, the mortar between the bluestone on the lower level deck is weathering, as expected. At some point that may need to be improved. We had the mason come out a year or two ago and he was fine the way it was.

We had some snow melt damage to the doors going on to the upstairs deck, so we had the doors replaced. We currently ensure the snow is shoveled away from those doors.

When the pipe broke there was some damage to the floor in the kitchen area. Also there is sun fading on the hardwood floors in spots.

B9: Mechanical Equipment

Some of the landscape lighting is not fully functional.

C5:

When we first moved in we had carpenter ants. During remodel, we removed all of sheetrock and outdoor cedar, cleared the infestation, and replaced with new.

D4: Septic

We have a holding tank which is serviced by Doug's Sanitation. Agreement attached.

D6:

There is an underground propane tank that is currently being used to serve the property. It was professionally installed.

D8: LP

We own the LP tank.

F2: Co-owned property.

Access road has an easement.

F4: Zoning

It is waterfront property.

F9: Shoreland zoning

It is Door County waterfront property.