

Owner's Information on the House at 23 Pioneer Place, Island Beach

EXTERIOR OF HOUSE

House start building in 1987 completed in 1992

Metal Roof

Windows PVC/wood triple glass

External wall siding

Construction 2 x 6 walls - R20 insulation in walls

R40 in ceiling

Building is sitting on steel beams and 16 inch 26 feet concrete piers

ELECTRICAL

200 Amp incoming service overhead

Stelpro electric baseboard heaters

Stelpro WI-FI controlled thermostats

Bathroom and laundry room, heat floors

House wiring BX number 12 conductor cable

Air conditioning and blower new installation one year old

WI-FI ecobee thermostat control

Lighting in the house all LED

Lighting outside house motion sensor control

Outside two street lights and two ground lights

70 amp service panel, underground garage

Crawlspace 3 KW stelpro electric blower heater

Underground garage 3 KW stelpro electric blower heater

WATER SYSTEM

Deepwell approximately 168 feet deep with 2 -8' foot Standpoints 4 inch with brand new submersible pump install one year old

80 gallon pressure tank

240 V hot water tank 40 gallons and a brand new one standby for replacement if needed to be.

2000 gallon holding tank

WI-FI SYSTEM

Starlink-monthly expense \$168 unlimited data

ALARM SYSTEM

Monitor by secure tech yearly cost \$265.64

System includes motion sensors, smoke detectors, carbon monoxide detectors and door opening alarms, including workshop monitoring.

Eight CCTV cameras, WI-FI connection to the computer or the cell phone for monitoring.

OUTSIDE DECK AREA

Deck is built on steel beams and steel piles 10 feet deep.