

**WELCOME TO
UNIT 1310 WOODLAND VILLAGE CONDOMINIUM
INFORMATION SHEET
SOLD AS IS - WHERE IS
YOU MAY TAKE A COPY FOR FUTURE REFERENCE**

PROPERTY TAXES: Property tax for 2016 was \$1,098.00. Property is **NOT** homestead as it has been used as a rental property and leased to tenants.

Monthly HOA fee: Monthly HOA fee is \$260.00 and includes gas (heat in winter is gas and therefore included in this fee), water, sewer, garbage service, pest control, lawn care, maintenance and insurance on the building exterior. Owners are responsible for insuring their unit for interior damage and also for reimbursement for damage or theft to personal items and furnishings.

SWIMMING POOL: pool operates during late spring and summer months.

Assessments: The HOA has levied two assessments during the years 2016 and 2017 to pay for repairs to exterior water lines, swimming pool repair and other maintenance items. Owners have not been notified of any further assessments at this time.

BATHROOMS

Both bathrooms have new fiberglass tub/shower units installed. Units have a 10 year limited manufacturer warranty from the date of installation.

Brown bath: remodeled in June, 2011 Tub/ shower fiberglass unit installed

New Delta faucet and shower head.

Hot and cold water lines and bathtub drain were replaced at this time.

New vanity sink, faucet and hardware installed in 2003 by previous owner.

Replace Delta scald guard valve in brown bathroom shower January 28, 2013

Replace Fluidmaster and flapper in brown bathroom toilet January 28, 2013

Grey Bath: remodeled August, 2013. Most sheetrock on the walls was replaced due to water damage from previous years.

Tub/Shower fiberglass unit installed.

New Delta faucet and shower head.

Hot and cold water lines and bathtub drain were replaced.

New vanity cabinet and hardware.

Vanity sink and faucet installed in 2003 by previous owner.

Replace Fluidmaster and flapper in grey bathroom toilet October 18, 2016

Replace emergency shut off valve in brown bathroom January 21, 2009

KITCHEN AND APPLIANCES

Repair refrigerator ice maker August 7, 2013
Broan range hood installed September 13, 2013
Ceiling light fixture installed January, 2010
Dishwasher installed November, 2009
Electric range installed December 12, 2007
Refrigerator with icemaker installed January, 2007

Kitchen cabinets were painted in November, 2009.

DINING ROOM

Dimmer switch replaced August 2, 2013

LIVING ROOM

DISCLOSURE STATEMENT: A gas vented fireplace unit was removed due to a carbon monoxide leak in February, 2010. At the time of removal, the seller was informed by the vendor that a new vent pipe to the roof will be required. Installation of a new vented system must conform to the Fire Code of the City of Homewood Fire Marshall. The new owner should work closely with their chosen vendor to insure the correct diameter of vent pipe is installed to provide for safe operation. Failure to do so could result in fire, explosion, or carbon monoxide fumes which could cause serious personal injury or death to themselves and/or other residents of the condominium. Permission to install is required by the Homeowners Association Board of Directors **before** any installation may be performed. Estimated cost to install a new vent pipe and vented fireplace unit quoted in 2010 was \$3,000.00

BEDROOMS

Ceiling fan replaced grey bedroom August 2, 2013
Ceiling fan light kit replaced grey bedroom August 2, 2013
Ceiling fan light kit replaced in brown bedroom January, 2010
Carpet replaced in brown bedroom August 23, 2013
Carpet replaced in grey bedroom May 26, 2011

HEATING AND AIR CONDITIONING SYSTEM

System has been inspected every six months under contract with Standard Heating and Air
Air filters have been changed by technician every six months Filter size: 12X24X1

Replaced condenser motor and capacitor April 21, 2016
Replaced induced draft motor assembly October 29, 2012
Replaced thermostat 2009 Thermostat is programmable

WASHER AND DRYER CLOSET

Owners are required by the Homeowners Association to have all dryer vents cleaned from excessive lint build up. This is required every two years. Last cleaning was May 26, 2016

Vinyl flooring replaced in this closet and kitchen pantry August, 2013

Hot and Cold water lines for clothes washer replaced August, 2013

DOORS AND LOCKS

Door locks were changed/ re-keyed in October, 2016

Wrought iron security doors were installed September, 2006.

Doors are equipped with dead bolt locks and button locks on door handles.

WINDOW TREATMENTS: New blinds and curtain rods installed by previous owner during 2003. Curtains purchased in November, 2009.

FLOORING: Laminate floors and bath vinyl floors installed during 2003 by previous owner

PAINT: All rooms painted in November, 2009. Grey Bedroom painted in 2017. Both Valspar and Sherwin Williams paint brands were used. Rooms were painted by a licensed contractor.