

Listing Agent Disclosure

The following disclosures are provided by listing broker, not owner and have come from observation of brokers, buyers, and or inspectors during the course of our auction. This is subject to change if any new information is provided or discovered.

I am proud to represent this property located in a great neighborhood in Winston-Salem. Records indicate that this one owner home was built in 1968.

The owners of this property have continued to maintain their property. Like any house built in the 60s, there will be some wiring that is functional but outdated or contrary to current code (example: see kitchen cabinet). The heating system is functioning but has past it's life expectancy. The owners have indicated that the roof/flashing is probably 15+ -years old. Some windows have lost their seal. Typical settlement cracks and small hair-line fractures along foundation walls have been noticed. The deck is attached to the house with nails, rather than screws. As noted at open house, there is water damage in the hall bath on the subfloor at tub where the shower curtain allowed water to penetrate. As mentioned in our terms and conditions, there is a capped and buried oil tank that is no longer operative near front porch.

The property is being sold "AS IS, WHERE IS". If you desire to have a home inspection, please call our office to schedule 336-751-4444.

T Kyle Swicegood, Broker & Auctioneer
The Swicegood Group, Inc.
NCAL 8805
NCAFL 8790
NCREBL 195929

Sunday, May 2, 2021