

Deary Home – What a Buyer May Want to Know – Main House Area

Rain Gutters & Septic	They were installed before the septic system. They are currently useful for watering flowers and gardens in the summer. They also should be open wide in late Fall until Spring. There are shutting valves on each one. Septic installed in 2023.
Two Highest Gutters	Each one has a plug-in (ground level or on the balcony) for heating/melting snow or ice. Should be plugged in when the snow falls and melts.
Sump Pump	The downstairs coat closet has two cords to be plugged in early in the Spring. They are connected to sump pumps that drain water that may have accumulated during Spring run-off or excessive rain.
Heating Sources	There are three ways to heat the house: 1) Baseboard heat in each room 2) the Split (also an air conditioner) and 3) wood heat
Hot Tub	Needs to be drained twice a year, wiped clean, new filter installed. But first the power must be turned off (clothes closet panel bottom right). The temp on the hot tub has been set at 101 F. It is best not to change the settings.
Pump Room	The water filter should be changed twice a year. Hint: close all valves, press the red button on top of the filter and twist off, clean the filter container, make sure when you open all of the valves that there is no leakage (if there is leakage turn off valves and start again (it usually works the first time).
Pump Room	Enough water has never been a problem but DO NOT let water run all day or night long. There is a small heater in this room that should be turned on during the coldest time of the year. Note: There is also a cord (with plug-in) that aerates the pond and helps keep the fish alive.
Pump Room	This is a great place to store apples, potatoes or onions during cold weather.

Deary Home – What a Buyer May Want to Know – The Pond

Aerator	Dual purpose when operated for a couple of hours a day. 1) keeps the pond from totally freezing in the winter 2) keeps the fish alive 3) cleaner water.
Fish	There are currently two types of fish in the pond. 1) Game fish (bass and sunfish) and 2) two grass carp. The grass carp keep the pond from weeding up
Swimming	Every year a ladder is placed in the pond (anchored to one of the posts). DO NOT leave a ladder secured in the pond over the winter because the ice levels will cause the dock to rise and upset the 4 by 4s anchored to the bottom. You can see where this did happen (it was reinforced when the pond was drained four years ago. The pond has been dredged and is 8 to 12 feet deep. The shoreline is clay it is not recommended as an entry or exit).
Drain	If it ever becomes necessary to drain the pond, there is a valve at the lowest end of the embankment of the pond. Hopefully, this should not be necessary
Orchard	Two very good apple trees (and two young ones), one pear tree that produces lots of pears, one plumb tree (very productive) and two young cherry trees.

Deary Home – What a Buyer May Want to Know – When the Power shuts down

General	Clearwater Power will be on this immediately. You may want to have a few candles ready
Power goes out	Patience first of all (this does not happen often). When the power comes back on 1) the outside lights in the shop will go on and stay on until the breaker in the shop is quickly turned off and turned back on (facing the breaker it's the upper most box on the left) 2) the light in the carport will also go on. Just unplug the electrical cord and then plug it back on
Trees near power line	Contact Clearwater power and they will cut the tree or trees down for you. Free

Deary Home – What a Buyer May Want to Know – The Shop

Storage	Lots of shelves and storage space
Roof Leaks	If there are any leaks, they occur around the clear roofing sheets. Easy to fix with modern day sealants
Leaves	Once a year in Spring after dry weather, blow the needles off the roof
Hoses	There is a hose line down to the large garden. It's been there awhile but it works

Deary Home – What a Buyer May Want to Know – The Trails

Trails behind home	See the map. There is a two path trail on this property. There are also many trails on the 65 acres connected to this property. The owner of those 55 acres has told me that he has (or is going to) place that land in a land trust.
More on trails	See Map again. There are about 2-3 miles of trails behind the house that the previous owner has cleared, maintained and mowed for 20 years. There morel mushrooms and huckleberry's for the next owner to discover. But they are there.
Tree House	Off one of the trails, a treehouse (or hunting platform with a roof) exists
Intruders or guests	Only one incidence in 25 years. The owner and his son may visit the property once a year. It's a great situation. All of that land borders the National Forest. It is not uncommon for deer, moose, turkeys, etc. to be viewed from the house.

