

13 Kennedy Place Deep River

FAQ's

1. The neighbour mentioned that there was an issue with damage to the roof - what can you tell us about the scope of damage, what remediation work was done and was the work done by a professional? **The roof was leaking and was completely replaced about 2 years ago, both the shingles and the roof trusses was what my uncle told me. I don't know what caused the leak in the first place. The work was done by a roofing professional from Deep River. My uncle thought his last name was Cochrane but couldn't remember, other than that he is a firefighter with a roofing business on the side.**
2. Is there a transferrable warranty on the roof? **Unknown**
3. When was the addition added and why was it not completed? **The addition was started around 1979 / 1980 and was put on hold when Peter's wife's cancer returned. She was in treatment on and off for the next 8 or 9 years and passed away in 1989. They spent a lot of money trying to find different treatments for my aunt, and when she passed away I think my uncle was financially and emotionally spent. He also had 2 teenage children to care for. Once the kids left home, I think he had this big house to himself and finishing the addition just didn't seem important.**
4. Are there plans available for the addition and was there a building permit obtained for this work? **Yes, there was a building permit for the addition. CJ found some drawings and left them with Tom Roche, the lawyer in Deep River. My uncle was a mechanical engineer and he said he did some rough drawings and gave them to the building inspector, who apparently said they were more than enough to get the permit. I don't know if those are the drawings CJ found or if the contractor had other drawings done later.**
5. Was the addition built by a professional? **Yes, there was a contractor hired to do the work. My uncle thought his name was Delbert but he didn't know if that was his first name or last name. He was from Pembroke.**
6. Did the seller have a flood in the basement? **When the roof leaked some of the water ended up in the basement. Otherwise there has never been any water issues in the basement. Apparently, the soil around the house is quite sandy and therefore drains well.**
7. What is your client's preferred closing? **As soon as possible.**