



# Updates and Utilities

**8051 Storrow Dr., Westerville, OH 43081**

**DISCLOSURE: All information deemed to be accurate, but not guaranteed. This page should NOT BE REFERENCED IN OFFERS OR INITIALED, but rather items to be conveyed should be written directly in the offer.**

## HOME UPDATES

### INTERIOR:

- 2024-Sump Pump
- 2024-Motorized Window Coverings by 3 Day Blinds (installed at back door leading to deck)
- 2020-Microwave
- 2020-Carpet in Living and Dining Areas, Stairs, and Upstairs Hallway (Lowes)
- 2019-Hot Water Heater
- 2019-HVAC
- 2019-Refrigerator (Sears Protection Agreement Valid Until 3/14/2025)
- 2017-Dishwasher
- 2010-Metal Blinds in 3 Upstairs Bedrooms (Lowes)
- 2010-Granite Transformation
- 2010-Washer and Dryer
- 2010-Blinds on First Floor and Primary Bedroom by 3 Day Blinds

### EXTERIOR

- 2024-Roof by Feazel Roofing
- 2017-Windows Replaced in Kitchen, Back, Lower & Upper (Infinity From Marvin). All windows in front and outside of house on upper level are original.
- 2009-Glass Block Window in Basement
- 2004-Garage Door by Deluxe Door Systems
- 1995-Wood Deck by Suncraft
- 1995-Paver Stone Patio by Suncraft

## UNKNOWN DATES

- \*Ceiling Fans by MinkeAire, Upstairs and Downstairs
- \*Koehler toilets (3) High Comfort Level (Lowes)

## OTHER

- \*ALL trees in backyard landscaping were put in by owner after removing standing trees damaged during construction of the home.
- \*Owner paid cost of extending driveway to allow exiting car without stepping into grass/snow.
- \*Several sections of driveway repaired. Sidewalk sections repaired due to tree roots (city tree).

## UTILITIES:

### Average Monthly Costs

- |                                   |              |
|-----------------------------------|--------------|
| Columbia Gas-\$55.78              | 800-344-4077 |
| American Electric Power-\$75.01   | 800-277-2177 |
| Trash/Recycling Included in Taxes |              |

### Average Quarterly Costs

- |                                      |              |
|--------------------------------------|--------------|
| City of Columbus-Water & Sewer-\$120 | 614-645-8270 |
|--------------------------------------|--------------|

## CONVEYS WITH THE PROPERTY:

- Refrigerator, Range, Dishwasher, Microwave
- Washer and Dryer

## Services Seller has Used:

- |                                      |              |
|--------------------------------------|--------------|
| Landscaper-Scott Biggs               | 614-208-4130 |
| Lawn Treatment-Cardinal Lawn Service | 614-808-4446 |
| First Response Pest Control          | 614-880-1073 |
| CJS Heating & Air                    | 614-471-0707 |

## TITLE SERVICE PROVIDED BY:

- First Ohio Title
- 413 N. State Street
- Westerville, OH 43083
- Vicki Tucky 614-818-7639
- Vicki.tucky@firstohiotitle.com