

# Home Improvements

81 Fairdale Avenue, Westerville, OH 43081

**DISCLAIMER:** All information is considered accurate but not guaranteed. This page should NOT be referenced or initialed in offers. Items to be included should be explicitly stated in the offer itself.

## INTERIOR UPDATES:

2025 - Updated Electrical (see list on MLS)  
2025 - Replaced 2 toilets, Wax Rings & Supply Lines in Upstairs Bathrooms  
2025 - Vinyl Flooring in Kitchen/Powder Room  
2025 - Interior Painting  
2025 - 7 New Smoke Detectors  
2025 - 3 Carbon Monoxide Detectors  
2025 - New Shower Handle & Tub Spout  
2025 - New Spring in left side Garage Door  
2025 - Steri-Max Ozone Treatment in Garage Attic  
2025 - Replaced Sump Pump  
2025 - Misc Repairs (see list on MLS)  
2025 - Bonded Gas Line  
2004 - Hot water Heater  
2004 - Furnace

## EXTERIOR UPDATES:

2025 - Roof  
2025 - Removed Old Pergola & Fence

## CONVEYS WITH THE PROPERTY:

Dishwasher, Range, Microwave, Refrigerator, Washer, Dryer, Water Softener

## OTHER:

Seller does not have all the screens to the windows  
Garage key pad is inoperable.  
Seller has 1 garage controller for each garage door  
Yard Waste is Monday  
Trash & Recycling are Tuesday  
Service Dates: AC-Spring 2024; Furnace-11/2024

## UTILITIES

### Approximate Monthly Costs

City of Westerville - \$75	614-901-6700
Includes Electric, Water Sewer, Trash, Recycling	
Columbia Gas - \$100	800-344-4077

## TITLE SERVICE PROVIDED BY:

First Ohio Title  
413 N. State St.  
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Real Estate Services

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