Seller updates and history:

- We purchased the home in 1998 and started remodeling the property and continued to for the next 10 plus years.
- A newer roofing system was built to the existing home and then extended for the addition- you can see the old roofing structures in attic. As a custom builder I appreciated the old craftsmanship and wanted to keep the historical integrity of the work that was done.
- Each existing room was gutted and furnished with drywall
- 1999 whole existing home has new electrical (we did leave some old knob and tub holders in attic- but they are safely disconnected, again for history), new plumbing throughout home.
- The garage was added to the home 2002- it is a 1.75 car garage with an extra storage room: lien-too on the back side. (Recently the roof on lien-too did start to drip so we put a tarp over that area for now. It can be moved and is not structurally added in.) Second panel was added to the garage to accommodate adding in 220 in the future.
- 2000 new windows in living room
- 2001 built addition
- 2002 Primary bedroom addition, lower level bathroom, kitchenette room and central air added
- New foundation poured roughly 2003 (some original walls exist still and they are roughly 3ft deep with poured concrete supports, we lifted the home(game room area

with pool table) and dug a full basement under the home during the addition of Bedroom 2.

- Pool room- I started to rough this out to finish. While digging the foundation we came across the old cistern and I opened it up. I decided again to leave the history of the home (original homestead was from the 1800s) and planned to showcase this area when finishing the space. You will see this arch shaped architecture in that rooms corner made out of bricks.
- 2004 upper bath was remodeled
- 2005 full kitchen remodel, separate panel in kitchen for panel and dining area
- 2010 back yard shed was added
- 2018 hardwood floors
- 2021 finished the driveway
- 2026 water heater being replaced and small drip being repaired then, entire exterior of home was inspected, sealed and painted, new carpeting in all bedrooms, fresh paint in most rooms.
- Stairs carpeting and pad is in the lower storage room- we ran out of time to install, but it is all there to have done.
- Roof itself is about 20 years old.
- There are 2 water heaters- one is for the bathrooms etc and the other small one is for the kitchen only.
- There was on occasion small water intrusion in the laundry area. Only during heavy rain for days. Contractors came to

review and rubber was installed on exterior of the foundation walls along with grading stone, caulking and sealing around the chimney.

- The front porch field stone crack- We do have a contractor that will come and repair this crack, along with tuck pointing the chimney and whitewashing it to add curb appeal on the exterior, we ran out of time and if buyers prefer we can still coordinate the work to be done.