

## **Seller Reported Updates for 506 Alsey Smith Road, Winchester, IL**

### **OUTSIDE IMPROVEMENTS**

Has had all windows replaced with new vinyl double pane windows

Has an upgraded 200 amp electric service with all new electricity pulled including attic and root cellar. Installation of ground fault outlets.

Root cellar has a 2 level French drain system that pumps to the outside installed by Force Basements with a lifetime warranty. 2025

Root cellar has a convection heater to keep pipes from freezing in winter. 2025

All walls – exterior and interior – are insulated with fiberglass insulation.

Attic and eaves have blown in insulation done by previous owner.

Chimney has been permanently sealed to prevent rainwater or animals from entering. 2025

New Sidewalk poured 2025

Lawn hydroseeded Fall of 2025.

Septic tank pumped Fall 2024 inspected and found to be in good condition by Butch Woods Septic service.

New Roof on house and storage shed - Fall 2021. Campbell's roofing

Remove all large rotten Maple trees Fall 2021

Survey performed and recorded at court house 6/28/2024.

Root cellar floor support post replaced with 4 x4 cedar posts

### **INSIDE IMPROVEMENTS**

Living room

– tiled ceiling and new overhead lighting, all new wall drywall and paint. 2022-2025

- custom hand painted ceramic outlet and switch covers installed 2025

- new mini split installed 2023

- has back up gas convection heater

Bedroom off living room

- all new drywall and paint 2023-2024
- old flooring removed and vapor barrier installed with all new floor joists installed. 2025
- new carpet 2025
- new lighting installed 2024
- custom hand painted switch and outlet covers installed 2024
- wall fans to move air from mini splits 2025

#### Small Bedroom off dining room

- all new drywall and ceiling lights installed 2023-2025
- new mini blinds
- wall fan for mini split circulation
- custom hand painted ceramic switch and outlet covers installed 2024

#### Dining room

- New lvp flooring installed-2023
- New lighting installed -2023
- New mini blinds
- All new drywall and paint
- Custom hand painted switch and outlet covers installed

#### Kitchen

- new drywall 2 walls and ceiling, new paint all walls and ceiling-2024
- new recessed lighting-2023
- New lvp flooring-2023
- all new pex plumbing installed 2022-2023
- new kitchen cabinets and sink with arched pull-down sprayer and soap holder 2022-2023
- new water line to fridge water and ice maker -solenoid is bad so the ice and water on fridge do not work but the fridge was too good to get rid of. Works better than my new one.

- new mini blinds
- new dishwasher 2023
- new commercial gas range Dec 2025
- new electric hot water heater 2023
- new mini split 2023

#### Bathroom

- Completely gutted including floor joists 2023
- New floor joists 2023
- New tub with glass shower doors 2023
- All new plumbing 2023
- New toilet 2023
- Custom Made to fit artistic sink Made by Jeff Spencer Woodworking and Resin shop 2023
- Custom hand painted switch and outlet covers installed 2024
- New lvp flooring 2023
- New LED lighting and mirror installed 2023
- New shelf installed 2023

#### Laundry room /back hallway

- New plumbing 2023
- New stacked washer and dryer 2023
- Drywall and paint 2023
- New French doors
- Custom hand painted switch and outlet covers 2024
- New attic ladder entrance to attic (used to be a bedroom has new electric pulled)

#### Large back bedroom

- New drywall and paint 2023-2024
- New lighting-2024

- New closet doors 2024
- Closet closest to door still has the complete hook up for a 220 dryer with vent and has a 110 outlet for a washer but hoses must be run through attic and previous owner let them bust by not keeping heaters on in attic. If house was occupied by owner this would be able to be reconnected as long as the heat was kept on in attic.
- Current owner loves to paint so she used this room as an art room so not much done to it but the new drywall and paint and lighting. Has older lvp flooring. Also comes with a space heater and a window unit air conditioner but if door is left open mini split in kitchen keeps it heated and cooled. Air conditioner in shed as we did not want some one to push window open and gain entrance.