

Seller Disclosure Statement – As-Is Property Sale (Auction Format – Ohio)

Ownership & Renovation History

Purchased in 2017, the home retained its original 1928 foundation and layout.

Between 2019 and 2023, the seller completed extensive renovations:

Full removal of original roof, trusses, siding, and most interior finishes.

Construction of two new stories with updated framing, roof decking, shingles, sheathing, siding, windows, and doors.

Installation of four French exterior doors—two on each level—providing access to a newly built 10'x20' second-story deck.

Deck constructed with Trex Enhance Basics 1-in x 6-in x 16-ft composite boards for durability and low maintenance.

Re-securing of a buckled basement wall (believed to be non-load-bearing) to improve structural stability.

General cleaning and repairs intended to preserve original features.

Interior Features & Materials

The property includes several new and premium appliances and fixtures, some of which remain boxed and ready for final installation:

A custom-designed two-person, 25-head shower and steamer unit located on the second floor.

A beautiful acrylic soaking tub with a leather-bound headrest on the first floor.

High-quality cabinetry, undermount sinks, and granite surfaces planned for both the kitchen and bathrooms.

A stainless steel full-size refrigerator, two Viking ovens, and a Viking microwave, combining performance and style for a high-end culinary setup.

Many interior finishes (drywall, cabinetry, flooring, etc.) have not been installed following renovations.

Original red oak hardwood floors remain intact, preserving the home's vintage charm and offering a naturally elegant, durable foundation for future finishing.

Laundry Hookup

Electrical wiring, drainage, and plumbing have been professionally installed to support a first-floor washer and dryer setup, providing convenient laundry access for future use.

Current Structural Condition

The structure is enclosed, weatherproof, and stabilized to the best of the seller's knowledge.

Basement remains unfinished, with exposed concrete and active utility systems.

Utilities & Systems

Gas, water, and electricity are active and operational.

No HVAC system is installed at this time.

Moisture & Foundation Notes

No gutters are installed, contributing to intermittent basement moisture intrusion during rainfall.

A 24/7 automatic dehumidifier is in use to control humidity.

Seller notes foundation settling and occasional seepage, common for homes of similar age and construction in this region.

No formal inspections or engineering reports have been conducted.