

Information Sheet - 301 Doza Creek Marissa, IL 62257

(This not part of the contract)

Parcel ID #: 21-34.0-100-016
Seller: Corey Seiber
Title Company: Town & Country

Utility Companies: (See extra notes for utility cost)

Water: City of Marissa

Electric: Ameren Illinois

Internet: Owner used hotspot

Sewer: Septic

Trash: City of Marissa

Propane: Midwest Propane (leased)

- Leased - no cost, but required to buy propane from Midwest

EXTRA HOME info:

- Year built 1980
- Full Basement (partially finished)
- Roof - 2 ½ years old
- Hot Water Heater- 11 years old
- HVAC: 7-8 years old
- Electric 200 amp
- Sauna in the basement. (see extra notes)
- Fireplace insert and chimney serviced yearly (see extra notes)
- Windows replaced 13-15 years ago
- 100 yard shooting range & Grape vines (see extra notes)
- RV/camper parking (see extra notes)

Appliances offered at asking price as of list date :

Please make sure appliances are in contract if you would like them.

- Stove (6 years old)
- Dishwasher (6 years old)
- Microwave (1 year old)
- Refrigerator (13 years old)
- Washer/Dryer(13 years old)

Extra notes from the owner to share -

Both fireplace inserts/chimney were serviced yearly. We haven't burnt any firewood in them since they were last serviced (Jan 2022). Living room fireplace insert has a bypass that is supposed to be opened before opening the door to help prevent smoke from escaping into the living room. Really only need to use one fireplace insert during winter months. On extremely cold days (below zero), both fireplaces can be used and the furnace won't even kick on. IF all work works out correctly, the owners intentions are to leave the following - There are a couple of extra parts next to the basement fireplace. On the basement mantle, there is a can of black spray paint that can be used to touch up the fireplaces (I have never used it). Rugs in front of each fireplace should be fire resistant rugs due to them being made from wool and both can stay with the house.

In the laundry room, there is a white vent in the duct work's intake. Turn the furnace fan to "on" or "circulate" and open that vent when using the basement fireplace insert to help move the heat from the basement to other parts of the house. I close the vent when the basement insert is not in use. When using any fireplace insert, I turn the furnace fan on to help circulate the warm air.

Can set a reminder on the thermostat to change air filters. Thermostat can be set up to be accessible by installing an app on your phone/device. When changing the air filters, per the recommendation of Neil's, I also pour a cap full of bleach down the pipe for the ac/furnace.

Should be an extra water filter for the refrigerator in corner cabinet in the kitchen next to the microwave

Sauna heater works. Currently the breaker for the sauna is turned off and would need to be switched on in order to use. Sauna has been turned on 3-4 times since I have bought the house

Siding on the house and front cedar porch was just stained Aug-Sep 2022. Replaced caulk around the siding where needed shortly after that. Trim/flashing around windows/chimney was just painted. Extra stain remover (steps 2 and 3) and trim paint (to help match color) will be left in

the garage/basement respectively. Deck is stained when the siding is stained. Those are both stained every 3-5 years.

Chimney may need to be sealed in the next year or so.

East and west walls of the house are logs. The logs in the north and south walls have been replaced by framed walls due to issues with the logs many years before I bought the house, so I am not aware of many details of what occurred. From my understanding, this is when the house was covered with cedar siding.

Currently, there is no fireplace in the garage, but there is an exhaust pipe for a fireplace that was in there before I bought the house.

100 yard shooting range between the south birch tree in the front yard to the backstop located in the south-west corner of the yard.

Smaller grape vines are concord seedless grapes that were planted within the past 3-4 years. I think the mature grape vines may also be concord grapes, but they have seeds in them.

Well in the yard and water tank in the basement hasn't been used as far as I know since water lines were connected to the house years before I bought the house.

RV/camper parking spot next to the garage with a buried pipe to the septic tank and electric plugin available on the exterior north garage wall.

Utility Cost

Summer month's power bill is around \$220-\$240 per month since electricity prices increased. Prior to that, it was about \$120-\$130 per month. Winter month's power bill is around \$80-\$100 per month. Propane costs vary per year depending on how much wood is burnt. ~\$500 of propane was added to the propane tank last month and should put the tank at about 50% full right now. I usually fill the propane tank every year in June when propane prices are cheapest.

Water/trash bill is between \$70-\$90 per month for a family of three (2 adults and one toddler)

Home improvements:

- Living room fireplace insert was added
- Removed all wallpaper and repainted/patched walls (except wallpaper in basement bathroom). Basement bathroom was not modified other than a new faucet for the sink.
- Front deck was replaced
- Rear deck was replaced with concrete pad and also replaced sidewalk between garage and concrete pad
- Replaced most trim throughout the house
- Main floor and upstairs interior doors were replaced with solid core six panel doors
- Main floor bathroom has new light fixtures/mirror/countertop/sink/faucet
- Upstairs bathroom has new light fixtures/vanity/sink/faucet/vinyl tiles
- New folding panel door for the basement closet (under the stairs) needs to be stained/painted and hung
- Extra vinyl floor tiles in the basement closet for the basement bathroom. Tiles match upstairs bathroom tiles
- Extra shingles in garage near between shelf and office door