



41 Hummingbird Drive – a few notes and recent upgrades

The whole front entrance has been upgraded with a new steel door and screen door with integral screen (slides up when window is up, slides down with window to unroll screen) and new side light.

The skylight in the living room looks like there could be water coming in but it is believed that the addition of the metal roof addressed that and during the heavy rains of July 21st and 22nd not a drop of water came into the house.

The well water was tested a few years ago and the levels of iron and manganese came back higher than they should be. This did not bother the former occupants but a buyer may wish to address these things with a water treatment system.

The living room window was replaced approximately 10 years ago. The kitchen and primary bedroom windows were replaced in 2022.

The upstairs bathtub was replaced with a walk-in shower stall in 2020. The hot water heater was installed in 2017. The oil tank is dated January 2019.

In 2022 there was a leak in a copper pipe in the basement and insurance paid for the half bath to be replaced. The old bathroom had a small shower in it as well but the renovators decided to replace that with a closet so there could still be the water and drain pipes there if a buyer wishes to enlarge that bathroom again in the future.

The woodstove in the basement is not to code and is being sold as “non-functioning”. The bricks around it came from an old sugar refinery. The main floor fireplace would need to be WETT certified.

There are some personal touches still left in the house – for example, under the kitchen counter there are four switches at the kick plate level. Each has a switch and a light. The label on each is written in German. From left to right these are: Heating fan; Oil heat; Pump; and Wood heat. On the edge of the living room floor, next to the stairs, is a light and switch for the well pump. On the left side wall as you walk down the stairs from front door to basement, there is a pump pressure gauge (that works!).

In the dining area there is a slightly soft spot on the floor near the door to the kitchen. This has been like this for over 40 years and the sellers do not believe it is a problem.

The electrical breaker panel is 100 amps. There are some semi-exposed electrical wires above the kitchen window which would not meet code. These will not be addressed before the closing date.

The exterior electrical outlet only works when a plug is plugged in in the basement. On the pillar next to the furnace there is an outlet and two hanging plugs. One of these, when plugged in, makes the exterior plug work.

Do you remember when Pop Shoppe was delivered in wooden boxes? You’ll find those old wooden pop shoppe boxes made into shelves in the basement closets and shed. Another little piece of history!

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