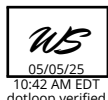


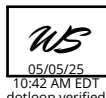
List of renovations and upgrades since October 2022 (per sellers)

Project	Cost
All new bannisters/railings/newel posts with more modern design. Mantles added to fireplace (there were none before)	\$6,000
All new carpet (Windy City 3 by Dreamweaver). Subfloor repair next to master back door.	\$7,500
New HVAC units including R8 ductwork and brand new returns. Downstairs: conversion from full electric to natural gas heat and 15 SEER York.	\$15,000
Upstairs: conversion to mini-split condenser and traditional air handler by York for a 18 SEER efficiency. New returns installed in ceiling as prior design (two wall returns) was insufficient.	\$11,000
New CertainTeed Landmark Architectural Roof (Driftwood color)	\$20,000
Home theater and IT wiring: Centralized the wiring system to one area. Cat 7 run to den and 2nd floor attic with POE access points, living room TV, Loft TV and Master Bedroom TV. 12 gauge speaker wire ran to living room from closet.	\$3,000
New garage door motors that are wifi and battery backup enabled.	\$450
Aluminum fence (Pewter Bronze) with 5' wall and set with concrete and wide door (fits a 42" mower)	\$6,000
Corrected railings and new stairs installed on deck to bring it up to code.	\$1,000
Kitchen: Negresco black honed granite countertops. New hardware and light fixtures. All new kitchenaid appliances and GE trash compactor. Glass tile backsplash (spare tiles in the attic). Natural gas run to stove. New Ruvati ultra-deep sink (16 gauge). New range hood. All new electrical sockets and switches.	\$15,500



List of renovations and upgrades since October 2022 (per sellers)

Primary bathroom completely replaced to the stud level. Ionic Steel Italian Tile (Floor & Shower). Honed negresco black granite in shower and on countertop. Vanity is SOLID WOOD from Lowes (soft close). Kohler sliding glass shower door. All new electrical sockets and switches. Plumbing (PEX). New low-noise exhaust fan. All new lights and mirrors.	\$16,800
Upstairs bathroom completely replaced to the stud level. Ionic Steel Italian Tile (Floor)(spares in attic). Steel tub with porcelain enameled finish (portuguese white tile surround on tub-spares in attic). Granite countertops. Solid wood vanity from Home Depot (soft close). All new electrical sockets and switches. Plumbing (PEX). New low-noise exhaust fan. All new lights and mirrors.	\$12,000
EXTERIOR: Painted exterior summer 2023 with Sherwin Williams latitude paint. Any trim rot and any cedar that was damaged was replaced. Main color: SW Riverway White color: SW Alabaster Door color: SW Urbane Bronze Added 5" gutters to house with extreme leaf guard filters. Pewter Bronze color that matches fence. Brand new front door installed and stained Thermatrue with rainwater glass option.	\$20,000



List of renovations and upgrades since October 2022 (per sellers)

INTERIOR: Ceilings scraped professionally in Den, Living Room and one upstairs bedroom. Both exterior walls in the current laundry room completely replaced. All new electrical sockets and switches. Brand new energy-star rated sliding door. New platinum GE gas water heater. Vinyl plank floors: Mohawk Explorers Cove #813 Stormy Sands LVP. Professionally painted throughout. Prior broken wet-bar and plumbing removed. Every light replaced (excluding living room) with LED bulbs. Popcorn ceilings scrapped and re-plastered.	\$27,000
Fully encapsulated crawl space with dehumidifier. Work completed by Carolina Crawl Space Services. *Please see document section in MLS to view copy of invoice*	\$9,250
Crawl Space repairs completed by Tarheel Basement Systems. *Please see document section in MLS to view copy of invoice*	\$4,250.35

