

6505 Wooden Shoe Lane, Raleigh, NC 27613

Pre-Listing Upgrades, Repairs & Improvements

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The sellers completed the following work prior to listing. Documentation including permits, contractor invoices, and inspection reports is available upon request.

Electrical

Panel Replacement	Original Zinsco panel replaced with new 40-circuit panel. Zinsco panels are a known safety concern. Full replacement completed and inspected.
GFCI Protection	GFCI protection updated throughout. All kitchen and applicable areas now protected via breakers in the panel box rather than individual outlets.
Master Bath Vanity	Electrical on master bathroom vanity redone. Previous wiring had junction box and exposed Romex. Now properly wired with two-light fixture.
Breaker Box Repair	Defective component in breaker box replaced under permit ELR-004801-2024. Finalized January 31, 2024.
Garage Electrical	Full electrical wiring completed for two-car garage addition under residential electrical sub-permit. Finalized December 16, 2022.

Garage Addition (Permitted)

Building Permit	BLDR-036333-2021 Residential Addition Status: Complete
Electrical Sub-Permit	IVR-163780 Status: Complete Finalized December 16, 2022
Mechanical Sub-Permit	MECHR-010364-2022 Status: Complete Finalized November 21, 2022
Certificate of Occupancy	Issued January 18, 2023 by City of Raleigh Planning and Development Department
Scope	Two-car attached garage and mud room addition constructed and finalized. Approximately 575 sq ft.

Crawl Space

Contractor	Alert CleanSafe Mike Roberts, CMI/CMR NAMRI #418239 919-524-5731
Mold Remediation	Full crawl space mold remediation completed. Approximately 1,460 sq ft treated. Completion letter on file.
Insulation	All existing insulation re-hung with new hangers throughout crawl space.
Timing	Work completed March 25-27, 2026, immediately prior to listing.

Roof

Contractor	Artisan Roofing
Scope	Roof repaired over rear bonus room section. This was the oldest portion of the roof with the most significant issues noted in the pre-inspection report.
Documentation	Invoice and photos from Artisan available upon request.
Note	Home has multiple roof sections of varying ages due to original construction and addition. Roof covering noted as mixed on disclosure.

Flooring

New LVP	Luxury vinyl plank installed throughout main level including living areas, kitchen, breakfast area, dining room, foyer, and upstairs landing.
New Carpet	New carpet installed in all bedrooms and on staircase. Matched across floors for consistency.
Bathrooms	New LVP installed in all bathrooms upstairs.

Plumbing

Shower Drain	Shower leak repaired by licensed plumber on first floor bathroom.
Toilet	Toilet replaced in primary bathroom.
Water Heater	Expansion tank added to water heater.

Additional Items

Handrails	Handrails added to side entry steps per inspection recommendation.
Front Steps	Gap in front step filled and sealed.
Wallpaper	Wallpaper removed from upstairs bathroom. Walls updated.

Inspections

Original Inspection	Pillar to Post Home Inspectors Mike Bergmann, License #4511 October 2025 Reference 341431-1837
Re-Inspection	Pillar to Post re-inspection completed March 30, 2026 verifying

completion of items from original report. Report available upon request.