

SPECIAL FEATURES AND IMPROVEMENTS

♦ **Structural, mechanical, electrical and other improvements -2026**

- ♦ **Permit # BLDR-013652-2026**
- ♦ **Permit # PLMR-015682-2026**
- ♦ **Permit # ELR-015679-2026**
- ♦ **Permit # MECHR-015681-2026**
- ♦ Non load-bearing portion of wall enlarged between living room and kitchen.
- ♦ Upstairs bathroom remodeled,. Tub removed, framing adjusted to correct sag—new shower and tub insert installed, New Toilet, new vanity, lighting, new plumbing fixtures and accessories.
- ♦ Lower level bathroom redesigned and previously unfinished space converted to finished living area sftage: reframed, new electrical run, plumbing modified, insulated to accommodate new expanded vanity area , new toilet, new shower insert in resized bathroom as well as new Laundry Room.
- ♦ Lower level, New walk-in closet created from previously unfinished space, additional framing, insulation, drywall, built-in shelving and racking added.
- ♦ Full kitchen remodel - all new cabinetry, plumbing fixtures, new water line installed for dishwasher, water line installed for refrigerator, gas line installed for Gas Range, Over Range Microwave vent to exterior installed, garbage disposal line, additional electrical outlets/switches.
- ♦ Addition of recessed lighting in living room, kitchen, both bathroom, addition of vent fans to bathrooms, ceiling fan in Living room, new light fixture installation throughout.
- ♦ All windows (16x 400 series double hung Lo-E windows and 1 picture window) replaced 2026—Window World - Lifetime Transferable Warranty— buyer must register after sale. March /2026
- ♦ Basement area moisture remediation due to blocked exterior drain/tenant neglect-scope of work performed and pictures available on request- 1-800 water Damage of Raleigh—March/2026
- ♦ Foundation waterproofing—installation of membrane, French drain, positive drain. Crawlspace Vapor Barrier, Insulation, fungal growth remediation (Shock Wave) on joists—Shamrock Waterproofing Inc -10 year transferable warranty - buyer must register after sale. March/2026
- ♦ New 10 x 12 Patio with positive corner slant, drainage holes and low level retaining wall around 3 sides with swale installed June/2026

♦ **Other mechanical , plumbing or electrical updates prior to 2026**

- ♦ Electrical panel in WIC previously replaced in 2024-**Permit # ELRE-018464-2024**
- ♦ HVAC replacement—07/23— **Permit # HVACR-073478-2023** - serviced in June 2026
- ♦ Furnace and ductwork replaced 2011—per permit records **319535-264974-EL-1413323**—seller does not have any paperwork.
- ♦ Water Heater (Gas) - May/2020 Mfg date pulled from serial number tag.
- ♦ Roof replaced apx 2019—seller cannot locate paperwork



COLDWELL BANKER
HOWARD PERRY
AND WALSTON

3607 WOODLEA DRIVE, RALEIGH NC 27604

SPECIAL FEATURES AND IMPROVEMENTS

♦ **Non-structural improvements - 2026:**

- ♦ New LVP flooring in common areas, new Carpeting in all bedrooms and lower level padded with 8 lb padding)
- ♦ New Front door, new sliding door dining room to lower level, new sliding door to lower level Walk-in closet, new Lower level bathroom door, new bi-folds laundry room and water heater compartment.
- ♦ New exterior door locks front, rear and side, and ALL interior door hardware replacement.
- ♦ 100 % New exterior and interior paint—siding replacement as necessary. Shed exterior painted.
- ♦ New side porch rail replacement.
- ♦ New exterior lighting front side and rear.
- ♦ Some landscaping but due to extreme drought conditions and water restrictions grass regrowth. was limited.

♦ **Kitchen appliances all convey and feature:**

- ♦ Samsung counter depth Side by Side fingerprint resistant SS Refrigerator with exterior ice maker and water dispensing feature.
- ♦ GE SS 5 burner with griddle slide in Gas Range with Crisp Mode (air fry convection)
- ♦ Frigidaire 24 in Top Control , built in Tall tub 52 DBA Stainless steel 4 cycle Dishwasher
- ♦ LG Smart over range Microwave w/easy clean print proof SS-1050 Watt—exterior venting.
- ♦ Vented Coffee Bar cabinet with Black glass refreshment Mini-fridge (Lower level)

♦ **Other Kitchen and Bath features include:**

- ♦ Beautiful new shaker cabinetry with soft close upper and lower cabinets and drawers:
 - ♦ Concealed trash and recycling drawer
 - ♦ Pull out shelves in portion of pantry cabinets—lots of Kitchen storage!
 - ♦ Lazy Suzan and convenient pull out spice rack
 - ♦ Under cabinet rechargeable, one-touch remote control lighting with variable light setting
- ♦ Carrara quartz countertops throughout the home
- ♦ SS undermounted Stainless steel Farmhouse style sink
- ♦ Stunning subtle brushed gold pulls and Mosaic tile backsplash throughout Kitchen area.
- ♦ Serving station with built-in deep storage drawers and built-in wine rack
- ♦ Practical L shaped Island with beautiful brushed gold streamlined pendant lighting.
- ♦ Soft-close shaker Cabinetry in both bathrooms, with new Vanity lighting and accessories
- ♦ Carrara countertops in both bathrooms. Crisp, clean , Beautiful!