

SELLER-PROVIDED

Home Updates & Features

A convenient summary of improvements, replacements, and notable home features reported by the sellers.

MAJOR SYSTEMS & EXTERIOR

Update or Feature	Seller-Reported Timing
Garage door opener replaced	Approximately 1 year old
Water heater replaced	Approximately 2½ years old
HVAC and crawl-space updates	Approximately 1 year old
Pool pump replaced	New
Water filtration/softener system installed; original documentation available	December 2015

UTILITIES & RECENT MAINTENANCE

Update or Feature	Seller-Reported Timing
Septic system pumped	August 2026; seller reports service typically will not be needed again for approximately 2 years
Propane tank filled	August 2026; typically lasts about 1 year, depending on usage
Propane-powered features	Stove and fireplace use propane gas
Well water recently tested	Seller is agreeable to correcting any findings identified by the test, subject to agreed transaction terms

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KITCHEN, BATHROOMS & INTERIOR

Update or Feature	Seller-Reported Timing
Stove, microwave, and dishwasher replaced	Less than 2 years old
Refrigerator replaced	Approximately 4 years old
Carpet replaced	Approximately 4 years old
Kitchen granite countertops and sink replaced	Approximately 3 years old
Primary bathroom countertops and sinks replaced	Approximately 3 years old
Second bathroom countertops and sinks replaced	Approximately 2 years old

ADDITIONAL FEATURES

- **Smart-home features:** Ecobee doorbell, two thermostats, and front- and back-door monitors; compatible functions can be managed by phone, including temperature control and home arming.
- **Cabinet construction:** All cabinets are real wood rather than particleboard.
- **Cabinet finish:** Cabinets are original; the kitchen and second-bathroom cabinets were professionally painted.

Important: Information and approximate ages were provided by the sellers and are offered for convenience only. Service intervals and propane duration are estimates and depend on household usage and conditions. Buyers should independently verify all items, dates, condition, warranties, permits, test results, and included smart-home equipment during due diligence.

