



613 Cresstar Drive - Updates, Improvements & Additional Features

Property feature sheet

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Recent Updates & Improvements

- Roof installed in 2015
- Fresh interior paint
- New hardwood flooring in the family room
- Hardwood flooring refinished throughout much of the first floor
- Brand-new water heater
- Trane HVAC system installed in 2019
- Professional crawlspace remediation completed
- New 12-mil crawlspace vapor barrier
- New Santa Fe Compact 70 crawlspace dehumidifier
- Professionally installed radon mitigation system
- Two suction points with Fantech RN2x fan
- Independent post-mitigation radon testing completed

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Warranties & Documentation

- 6-year transferable warranty on crawlspace dehumidifier
- 5-year transferable radon mitigation system performance guarantee for levels below 4.0 pCi/L
- Invoices and documentation for completed work available upon request
- Post-mitigation radon test results available upon request

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Additional Features

- Refrigerator conveys
- No mandatory HOA
- Approximately \$30/year voluntary neighborhood entrance maintenance contribution