212 CHIMNEY RISE DRIVE

Property Improvements, Updates & Recent Service

A summary of recent seller-reported improvements, maintenance and service.

Recent Improvements & Updates

- Interior recently painted.
- Carpet recently replaced.
- Newer water heater.
- Ceiling fans and overhead lighting recently updated.
- Kitchen refreshed with painted cabinetry, quartz countertops, backsplash and newer appliances.
- Primary bathroom recently updated, including vanity, faucets, lighting and shower door.
- New vanity secondary upstairs bathroom.
- Bathroom exhaust fans replaced.
- New blinds throughout the home.
- New washer and dryer.
- New crawl-space vapor barrier.
- Garage floor painted.
- Rear-porch exterior ceiling painted.
- Newer roof installed by the HOA.
- Exterior siding scheduled for replacement through the HOA.
- Upstairs bathroom grout sealed.

Recent Maintenance, Service & Improvements

- HVAC system professionally serviced and cleaned; HVAC filters replaced, new capacitor and fan replaced
- Electrical repairs completed, including agreed GFCI, receptacle, wiring-identification and exterior-wiring items.
- Exterior vent cap installed.
- Attic gable-vent screening repaired.
- Attic storage boards removed and blown-in insulation redistributed.
- Downspout extension corrected and reattached.
- Front-door latch and operation addressed.
- Windows checked and verified to open and close.
- Garage door professionally serviced/repaired and verified operational.
- Kitchen faucet secured.
- Primary-bath vanity sink stopper issues addressed; one faucet replaced.
- Upstairs bathtub stopper repaired/replaced.
- Upstairs bathtub mixing valve secured and caulked.
- Slow upstairs bathtub drain cleared.
- Primary-shower tile crack sealed.
- Ceiling-fan remotes located; fans and lights verified operational.
- Light in crawl space replaced

Additional Property Care

- Hairline foundation cracks scheduled to be sealed.
- Exterior vent hood separating from siding scheduled to be secured and sealed.

- Downstairs powder-room toilet flow/fill valve scheduled for replacement.
- Deteriorated plywood at the top of the attic stairs scheduled for replacement.
- Range anti-tip bracket scheduled for installation.
- Roof/flashing items are being followed up through the HOA.

Property Information

This summary is provided for convenience and reflects seller-reported improvements, maintenance and service. It is not a substitute for inspections, disclosures, contractor documentation, warranties or independent verification. Buyers should independently verify information important to their purchase decision.