2 refrig, mw, "as-is"

PROPERTY IMPROVEMENTS / 2026

516 DROLMOND DRIVE · RALEIGH, NORTH CAROLINA 27615

RECENT INVESTMENT

Summer 2026 updates

IMPROVEMENT	SCOPE OF WORK
Composite deck & stairway	Rebuilt elevated rear deck and access stairs using Trex composite decking; demolition and reconstruction.
Interior finishes & cabinetry	Interior wall and trim repainting; drywall, ceiling and baseboard repairs; closet finishes and cabinet refinishing.
Exterior painting & carpentry	Exterior siding, soffit, fascia, brick, shutters and trim refinished; targeted window and door-trim replacements.
Gutter system replacement	New 6-inch gutters, 3 x 4-inch downspouts, fittings and splash blocks installed.
Localized roof repair	Targeted repair of roof patching; deteriorated sheathing replaced where required, protective barrier and shingles renewed.
Professional exterior washing	Pressure-washing of house exterior and driveway.
Landscape refresh	Lawn maintenance, planting-bed cleanup, black mulching and shrub trimming.
Additional home enhancements	Door and lockset updates; electrical outlets and ceiling fans; laundry/utility and closet improvements; fence repairs and finish; two outdoor camera installations.

REAL PROPERTY IMPROVEMENTS

Furnishings & appliances	Approximately $5,000 in furnishings, two televisions, downstairs refrigerator and kitchenette setup; inclusion in sale subject to contract.

TOTAL PROJECT + FURNISHING INVESTMENT

$42,290

YEAR	INVESTMENT
2026	$15,655.00
2026	$7,755.33
2026	$6,382.69
2026	$1,103.61
2026	$364.55
2026	$364.00
2026	$485.00
2026	$5,180.00
	$37,290.18

2026	$5,000.00
	$42,290.18