

127 Chattahooche Road

Upgrades and Features

11/11/2019

gary

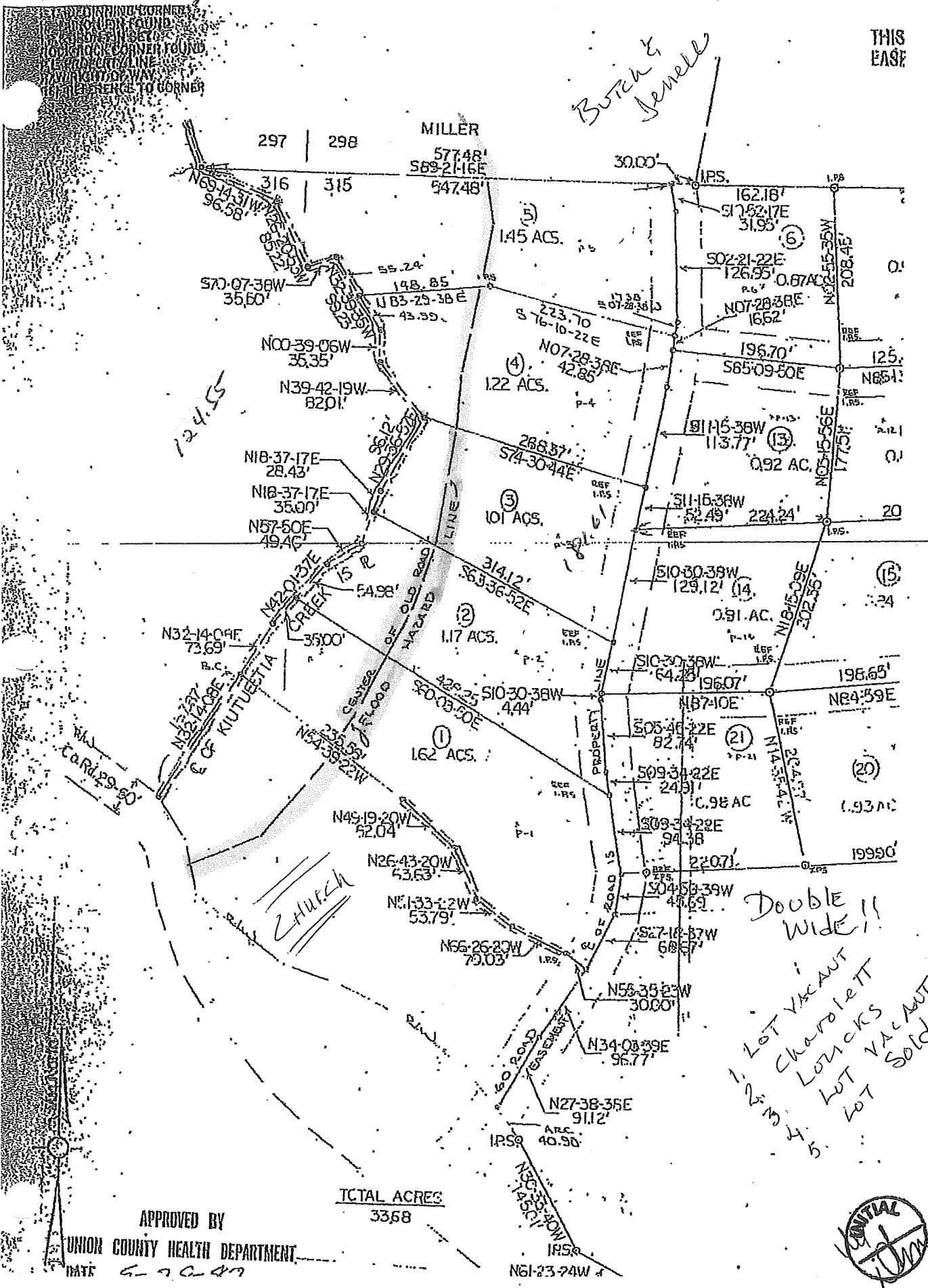


3400
3382

EXHIBIT "C"

THIS
EASE

Butch &
Jenelle



APPROVED BY
UNION COUNTY HEALTH DEPARTMENT
DATE 6-2-07

TOTAL ACRES
3368

INITIAL
Time

Up Grades and Features of: 127 Chattahooche Rd. Residence
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Exterior:

2X6 Studding.

Architectural Shingles.

Vinyl Siding.

Double Hung Tinted Windows. Replaced two new 2018-LR, Garage
BBQ Walkout Deck. Painted and Stained 2016, 2018.

LP Gasline for BBQ Grills on walkout deck.

2 Hose Bibs. 1 Main Level, 1 Basement Walkout.

3 AC outlets, 1 Front Trussed Porch, 1 Rear Trussed Porch, 1 Basement
Walkout Deck.

4 Car Parking Pad with railings. Railings sanded and stained 2016, 2017,
2018.

New 10X10 walkout deck, sanded and stained 2017.

New roof extension for basement walkout deck 2017.

New paved driveway 2016.

New Driveway fence 2017, stained 2018.

New powder coated gutter guards full rear New 2018, partial front New
2018.

Retaining wall and foundation primed and painted 2016.

Deluxe Flower garden upgraded 2016, 2017.

Rose garden added in front of office window. New 2017.

Septic tank scoped and pumped out, filter cleaned, 2 ea. 5' risers
added. 2016.

Trussed front porch painted 2016, 2017, 2019.

New 42" fan w/light added 2017.

Trussed rear screened porch sanded, primed and painted 2016, 2017.

New 52" Fan w/light added 2017.

New screen door and screen and protective lattice added 2016, 2018 to
rear screened porch.

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Interior:

New Stainless kick panel added to front door 2018.

New retaining wall and fence lower level. 2019

New washed 57 rock applied on the small access road and work area on the lower level.

Newly planted Cypress trees on lower bank. 2019

Stained deck on lower level. 2019

Stained trussed front porch deck, painted columns and railings. 2019

New Built stairs to deer feeding area. 11/2019

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Upgrades and improvements: 127 Chattahooche Rd.

Interior:

Split bedroom plan.

Wood flooring main level, basement sleeping and dinette area.

French doors to rear trussed porch.

New Radon mediation system added 2016. Warranty transferable.

Alarm system w/pad installed by the builder. Inactive, never activated.

All closets are well lit.

New upgraded central vacuum 2019.

New fireplace gas logs 2016.

Master Bedroom Accent wall painted 2017.

Raised 6 panel doors.

Brushed stainless door hardware.

Deluxe entry door w/new stainless kick plate.

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Upgrades and features to: 127 Chattahooche Rd.

Garage:

Newly painted walls, accent wall, baseboards, entry door to the laundry room 2017, 2018.

New Trimmed out the double hung windows, added mini blinds. 2017, 2018.

New Epoxy paint floor 2018., 2019.

New Install mini beams 2018.

New 2016, liftmaster door opener "Lifetime Warranty" w/battery backup, motion detector, 2 openers, Wi-Fi smart cell capable.

New 24' Vinyl shelving new 2016.

New 2 New 1X4 ceiling lights installed new 2016.

New 6 pin internet/fiber RJ1, 1-RJ11W Telco jack, 1-RJ11C new 2017.

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Upgrades and features to: 127 Chattahooche Rd.

Laundry room.

New cabinet pulls 2016.

Extra large pantry.

Washer/Dryer hookups.

Laundry tub and counter.

Alarm pad.

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Upgrades and Features to: 127 Chattahooche Rd

Kitchen:

New dining light 2017.

New Stainless dishwasher 2016.

New Stainless convection stove 2016.

New Stainless refrigerator w/ice maker, crushed cubes, cubes, water
2018

New kitchen faucet w/ sprayer 2017.

New lg. cap. 3M water filter under counter 2017.

42" Maple cabinet's w/crown molding.

Deluxe back tile.

Granite counters.

Work island w/granite counter.

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Upgrades and Features to: 127 Chattahooche Rd.

Basement:

Wood flooring.

Tiled floor in private bath.

2 Sconce lights.

42" ceiling fan.

Wall gas heater.

Private breakfast area.

Well lit closet/office space.

Large living room area.

Game room and storage area.

Large sleeping area.

Lighted Equipment room.

Hot water heater room.

Well lit storage closet.

Storage area under the stairs.

2 ea. Telco RJ11C's, Coaxial and fiber connections.

New Carbon Monoxide Alarm 2018

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Upgrades and features to: 127 Chattahooche Rd.

Plumbing

New 50 Gallon hot water heater w/10 year warranty 2016.

Maintenance and serviced in 2017, 2018.

New hot water heater expansion tank 2018.

Added New shut off valves to two exterior hose bibs 2017.

Added New upgraded Heavy Duty PRV 2018.

New commode hardware 2018

New bathroom hardware, towel racks, etc. 2016, 2017.

New kitchen faucet w/sprayer 2017.

New 3M under counter large capacity water filter 2017.

New shower head in master bath. 10/2019

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Upgrades and features to: 127 Chattahooche Rd.

A/C:

New (10/2015) dual thermostat, W/5 yr. warranty.

New Upgraded Basement a/c with 5ea. New adjustable dampers 2018.

New Added basement door louvers 2018.

New condensation pump for AC/Heater 2016.

New installed Tempstar A/C with heat pump and air handler 14.0 Seer
06/20/2019. 1 year free parts and labor, Years 2-10 Free parts.

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Upgrades and features to: 127 Chattahooche Rd.

Electrical and low voltage:

New dining room light. 2018

New bathroom exhaust fans, Master bath and Basement bath 2018.

New LED shower light mas/ba. 2019.

New Garage: 1-6Pin RJ, 1-RJW, 1-RJC 2017.

Kitchen: 1-RJW

Live/Room: coax, copper, fiber.

Fireplace: " " "

Mas/BR: " " " (2)

BR-2/Office: " " " (2)

BR-3: " " "

Basement Game room: Copper, Fiber.

Sleeping area: Coax, New 2017 Copper/Fiber. 1ea. RJ1 inside BR wall.

Ceiling Fans: Mas/BR, Living Rm, Bedrooms: 2, 3. Basement sleeping area.

New Fans: 42" Front Porch and 52" Rear Porch 2017.

New Carbon Monoxide detectors, Living room, Basement bedroom.
2016, 2018

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Misc. information for 127 Chattahooche Rd.

Approximate square footage: 1691 Main level, 1691 Basement.

200' enclosed trussed porch.

200' Upper Walkout deck.

120' Lower Walkout Deck.

125' Trussed Front Porch.

483' Garage.

1.01 Acre.

Taxes approx. \$1650.00.

Home certified inspector, inspected interior and exterior 2015.

Pest inspection 2015.

Radon tested and mediation system installed 2015.

Septic system scoped, filter cleaned, pumped and 2ea, 5; risers added 2015.

Mold inspection 2015.

Structural inspection 2015.

Gas Fire place and heater inspected 2015, 2016.