

LIST OF IMPROVEMENTS TO 1454 A R THOMPSON RD MILL SPRING NC 28756

HOUSE (all completed 2017) Extension

New 480 square foot extension added comprising master bathroom, master walk-in closet and laundry with:

- Solid 11-inch-wide reclaimed heart pine flooring
- 9 ft high large custom linen closets in alder
- 9 ft high clothing drawers and laundry closet in alder
- custom w/c door with antique window centerpiece
- very large Calacatta honed marble shower with custom glass enclosure
- Calacatta honed marble vanity/washstand with 15 year sealer
- clawfoot tub
- doublesided fireplace with custom tile surround
- two Broan extra-quiet extraction fan/lights
- Restoration Hardware fixtures, faucets, shower, fittings and lighting
- 50 gallon natural gas water heater
- Independent HVAC system for extension and master bedroom
- Recessed lighting
- 14 ft cathedral pine ceiling with reclaimed wood beam
- two skylights
- Pella window
- two exterior glass doors with built-in privacy blinds
- large walk-in closet
- sump pump in enclosed area below extension
- Master Bedroom
- Deck added to exterior

Kitchen

- Custom cabinetry in alder including two pantries and spice rack
- La Cornue French range and range hood
- Large double farmhouse sink
- Anais white honed marble countertops and custom marble backsplash with 15 year sealer
- 4 large Anais white honed marble cutting boards
- Custom pot hanger
- Plumbing for dishwasher
- New light fixture
- Wood blinds installed
- Exterior light fitting replaced
- Dining
- Restoration Hardware chandelier
- Wall socket added for TV mounting

Living Room

- Recessed ceiling lights added Main Bathroom
- Custom alder cabinetry and ceasarstone countertop
- Beadboard added to replace wallpaper
- Broan extra-quiet extraction fan/light
- New faucets
- New sinks
- New toilet
- Linoleum replaced with 11-inch reclaimed heart pine solid flooring

Small Hallway

- Linoleum replaced with 11-inch reclaimed heart pine solid flooring
- Custom alder cabinetry
- Upstairs — General
- Independent HVAC system added
- Solar shield added to large front facing window
- Solid white oak flooring used to replace carpet and linoleum

Upstairs bedroom

- Double dormer window (Pella) and window seat added
- Original side window replaced with new Pella casement window
- Additional insulation added
- Recessed ceiling lights installed
- Baseboards added

Upstairs bathroom

- New toilet
- New faucet
- New mirror
- Wallpaper replaced with Schumacher Sarana wallpaper
- Restoration Hardware light

Upstairs office

- Recessed ceiling lights added
- Pendant light added
- Custom alder bookcases

Porch

- Lights replaced, additional power outlets and fan installed
- Porch ceiling replaced
- Porch screen replaced
- Porch releveled and several porch stumps replaced

- All floors refinished Interior and exterior completely repainted Solid 1 1/2 inch wide reclaimed heart pine flooring used to replace linoleum in main bathroom, small hallway and pantry area
- Generac Whole of House Natural Gas Generator New HVAC unit for main house
- Gingerbread trim added to front of house
- All exterior siding replaced with Hardiboard Insulation added to all exterior walls
- French drains added around extension Guttering replaced Removal of several large trees

BARN

- New metal roof added (2016)

POOL AND POOL HOUSE (all completed 2017)

- Pool resurfaced and replumbed including addition of two drains
- Pool converted to saltwater
- Multi-colored light added to pool
- Pool pump replaced Dolphin pool cleaner
- Pool deck and floor of pool house resurfaced in natural stone
- Additional lighting added to pool house
- Firepit and additional seating area added to pool surroundings
- Large natural boulders added to bank beside pool

PROPERTY

- Well added to upper field
- Fencing repaired, replaced and repainted
- Large run in shed built in upper pasture
- Large custom chicken coop
- Landscaping Drainage added to drive