

303 Cove Creek 2018 upgrades

- Second walk in closet in MBR
- All plumbing replaced with Pex
- New electrical panels
- Garage insulated and air conditioned
- New air conditioner units for both floors
- Water softener for whole house
- In-line water heaters designed to fill the master soaking tub in 15 minutes
- All new duct work
- Overhead vent added in kitchen
- Stainless steel backsplash behind cooktop
- Stone surfaces in kitchen, living room and dining room
- New custom kitchen cabinets with soft close drawers and custom no-pull faces
- New custom cabinets in master bedroom closets and bathroom
- Second walk in closet in master bedroom
- Infinity edge jetted bathtub
- Solid core doors downstairs
- Cedar exterior replaced with Hardie board
- Downstairs interior and entire exterior painted
- Upstairs interior taped and painted in 2021

Appliances

- 64" Wolf double oven and gas cooktop
- Subzero refrigerator/freezer
- Miele dish washer
- Big Ass Haiku fans in MBR and Sunroom

Other features

- Bamboo cabinet faces and butcher block in kitchen
- Porcelain floor in living room, office, and master suite
- Cable interface drop in Office
- Porch built in 2009

Flood mitigation

Vapor barrier was removed, bricks and studs cleaned and treated with anti microbial/anti fungal solution, material was placed behind each stud and between the studs. Reference photograph on the next page.

Why is this important? Should this property flood again the FEMA inspector will be able to clearly see that the repair was done properly. FEMA refuses to pay insurance claims if a home has received a previous insurance payment but was not repaired properly.

Pest Management

Owners have maintained Sentricom termite protection since acquiring the home in 2021.

Image shows vapor barrier mitigation work in progress. Entire downstairs was repaired in this manner.



Finishes

Paint

Color Name & Number	Product	Location
Marshmallow	7001 Emerald Urethane: Semi-Gloss	Doors and baseboards
Marshmallow	7001 Emerald Urethane: Flat	Ceilings
Marshmallow	7001 Emerald: Satin Finish	Garage walls
Alpaca	7022 Emerald: Satin Finish	Master bath, laundry room, upstairs, and closet walls
Alpaca	7022 Emerald Urethane: Semi-Gloss	Master bath and closet cabinet boxes
Elephant Ear	9168 Emerald Urethane: Semi-Gloss	Master bath cabinet and drawer faces
Unfussy Beige	6043 Emerald: Satin Finish	Living area walls (LR, DR, kitchen, office, sun room, washroom, powder room)
Unfussy Beige	6043 Emerald Urethane: Semi-Gloss	Cabinet boxes in kitchen and dining room
Velvety Chestnut	9070 Emerald Urethane: Semi-Gloss	Painted cabinets in LR and DR and cabinet box in LR.

Floor Tile: Ashford Bennington Ridge Wood Plank Ceramic Tile, SKU 100427152

Kitchen Countertops: GS-Caravelas 2cm

LR/DR stone: MS-Tramonto

Bath Tile from Thorntree: More Perla Design 00649 30x60 (textured), More Perla Design 00613 30x60 (flat), Fired Earth Mosaic, Natural Stone Collections Sage Green Small Hex Mosaic (Shower Floor) and Sage Green mini planking (Shower Trim)

Receipts for all 2018 upgrade materials available to new owner upon request.