



RECENT IMPROVEMENTS

858 Azalea

The seller reports completing the following repairs, upgrades, and maintenance items during ownership:

ELECTRICAL & LIGHTING

- Updated GFCI protection and electrical components.
- Replaced single- and double-gang switches throughout the home.
- Added recessed lighting and four under-cabinet lights.
- Installed two living-room light fixtures.
- Installed vanity lighting in the upstairs and downstairs bathrooms.
- Installed four flush-mount LED closet lights.
- Installed a ceiling fan at the stairway.

ROOF & STRUCTURAL IMPROVEMENTS

- Completed roof repairs involving flashing and the flue pipe.
- Repaired damaged and/or sagging rafters and affected sheetrock.

FLOORING & INTERIOR FINISHES

- Refinished the wood flooring.
- Repaired a loose stair tread.
- Completed a full interior repaint, including walls, ceilings, trim, and doors.

DOORS, LOCKS & EXTERIOR

- Adjusted interior doors for improved operation.
- Repaired damaged exterior wall and trim areas, including wood and vinyl components.
- Installed Yale locks on the front and rear doors.

HVAC & INDOOR AIR QUALITY

- Cleaned the HVAC duct system.
- Performed an HVAC-system fogging treatment.
- Installed a Nest smart thermostat.

SAFETY & CONVENIENCE

- Updated smoke and carbon monoxide detectors throughout the home.

SELLER-PROVIDED INFORMATION

The foregoing information was provided by the seller and is believed to be accurate; however, Martin Collum Real Estate has not independently verified the reported work, dates, scope, permits, warranties, or condition. Buyers should independently verify all information to their own satisfaction, including through inspections and review of supporting documentation.