

Additional Information for 1820 Arbor Lane

APPLIANCES:

Dishwasher: Whirlpool Dishwasher installed June, 2016
Microwave: GE microwave oven installed May, 2014
Gas Range: GE gas range installed July, 2009
Refrigerator: Whirlpool Refrigerator installed July, 2007
Delta Faucet installed May 2015

OTHER INFO:

Bonus Room over the garage completed April, 2008
Plantation Shutters installed June, 1995
Master Bedroom Carpet installed March, 2014. Carpet is Mohawk Gentle Essence. Padding is manufactured by Tem-per-pedic and is same material used in their mattresses
Guest Room Carpet: Original to the house
Smoke Detectors replaced August 2015

BATHROOMS:

Toilets in both baths replaced with Toto-G-Max toilets June, 2009
Master Bath vent fan replaced May, 2015

HVAC:

New air conditioning system installed Carrier coil, condensing unit and thermostat May, 2015

Gas furnace is original to the house. HVAC has been inspected twice a year, fall and spring, by Standard Heating and Air since 2006 and inspected by Norrell 2003 through 2006. Control thermostats are dual zone and both have been replaced December, 2012 and May, 2015.

PEST CONTROL:

House is serviced by Cooks Pest Control monthly. Termite bond is serviced by Cooks Pest Control. House is protected by Sentricon Termite Monitoring System. New moisture barrier in the crawl space installed February, 2015.

EXTERIOR:

PAINT: Painted in 2008
ROOF: New roof installed by Southern Roof Services, June, 2007

DECK: New deck installed and stained by Blair Remodeling October, 2016

FIREPLACE: Gas log unit cleaned and inspected and new remote control purchased November, 2014. Chimney has not been cleaned and inspected for about five years. New chimney cap installed June, 2010.

WINDOWS: Original to the house. Double paned. Solar protective film was applied to living room and kitchen windows to block morning and afternoon sun, July, 2012

GARAGE DOOR: All new expect motor. New parts installed March, 2009

ATTIC: Squirrel barrier around perimeter of the attic and mushroom cap over attic fan installed June, 2012. Attic fan motor replaced May, 2012.

Additional downspouts and leaf guards have been installed to protect gutters from clogging. Appliance manuals and written records of all service and maintenance are available.