

Owner-Built Home Upgrades Catalog

1. The garage has 2 steel beams that span the depth of the garage to allow the garage to be completely open with no posts.
2. Den has 1 steel beam in ceiling spanning full width to allow for large open den.
3. Basement walls have an internal and external drain system and carry a lifetime warranty transferable to future owners by B-Dry of Carolinas.
4. The majority of floor joists are spaced on 12-inch centers for both first and second floor, only exception is the first floor living room and bedroom.
5. Batt insulation installed between each floor. Floor of first floor/basement ceiling, floor of second floor/first floor ceiling, and second floor ceiling/attic floor.
6. Both the first and second floors have 9-foot ceiling heights.
7. The roof system is all rafters and no trusses, which allows for a wide-open attic, which has fixed stair to attic. The attic also has water and drainage pipe stubbed up and approximately 20 sheets of drywall are laying on attic floor.
8. Basement is a 2 bedroom & 1 full bath self-contained apartment with full kitchen with oak hardwood cabinets and granite counter tops (granite countertop also in the bathroom). It has its own laundry room with washer and dryer hookups as well as its own separate entrance with a large patio underneath the first-floor deck. The flooring is laminate floating floor on top of concrete and tile in the bathroom, laundry room, and utility/storage room.
9. The first and second floors are all hardwood floors in all areas (including closets) except the 3 full bathrooms have ceramic tile and the laundry room

has vinyl flooring. All kitchen and bath cabinets are custom made cherry cabinets and counter tops are solid surface countertops similar to Corian.

- 10.** The house is serviced by a septic tank; however, the main floor laundry room washing machine has its own designated field lines that are not part of the house septic system.
- 11.** The fireplace is original wood burning but has never had a fire in it.
- 12.** House has some unique wiring. The whole house was pre-wired for a security system, central vacuum system, and an intercom system; however, no systems were installed. All front window receptacles are half switch and controlled by three switches in the coat closet in the main foyer area.
- 13.** New 30-year roofing shingles was installed in November 2021. Old roofing was completely removed, and new roofing was installed on the exterior 12x12 shed as well.
- 14.** NightOwl Self-Monitoring Security System exists with wired cameras and a 2 TB DVR.
- 15.** Two 3-Ton Heat Pumps, first floor & basement unit installed in 2016 (new evaporator coil was installed in august 2023) and the second-floor unit was in 2018.
- 16.** All bedrooms have walk-in closets.
- 17.** Large bonus room with walk-in closet and could be easily converted to another master suite and master bath.
- 18.** Large parking space outside 2 car garages and front drive has circular drive through.