

List of Remodel Work Completed Since 2005

EXTERIOR

- New garage doors installed, concrete floor poured, and garage exterior painted
- Power ran to garage for overhead garage lighting, outlets in garage, and in outdoor space by garage
- New brick stamped concrete paved driveway with stone retaining wall along driveway
- New roof (unknown age, probably less than 5-8 years old)
- Old back porch removed, and new large porch and deck constructed with shiplap ceiling, stained and painted
- Front porch remodeled to match new back porch with shiplap ceilings, stained and painted
- Exterior of house washed and painted
- Complete landscaping with stone edging along entire house and trees
- Programmable 12-Zone irrigation system with rain sensing capability
- New exterior windows and screens, while retaining all original windows and trim on interior

UTILITIES

- New electrical
- Two separate HVAC systems (individual climate control on each floor). Gas Furnaces
- Gas tank water heater
- Plumbing replaced where needed

BASEMENT

- Built in woodwork bench and cabinet storage space. Some cabinet storage is re-used original kitchen cabinetry
- Storm Door leading to outdoor space, new door and lock installed at basement level. Original metal storm doors still on exterior.
- Water heater and two gas furnaces

KITCHEN

- New hardwood floor installed (only downstairs room with non-original flooring)
- Granite countertops, stone backsplash, new cabinets with ample storage space, cabinet underlighting, granite island with seating
- Gas range, stainless steel fridge, garbage disposal, and dishwasher

DOWNSTAIRS SPACES

- List of rooms/spaces: Kitchen, Laundry Room, Dining Room, Parlor, Living Room/Den, Sitting Room, Full Bath, Hallway, Front Foyer
- Original refurbished wood doorway trim and original doors throughout
- Original refurbished wood 7.5" baseboards throughout
- Original refinished and stained wood flooring throughout
- 10' ceilings with Crown molding throughout entire space
- Ample sized laundry room by back door

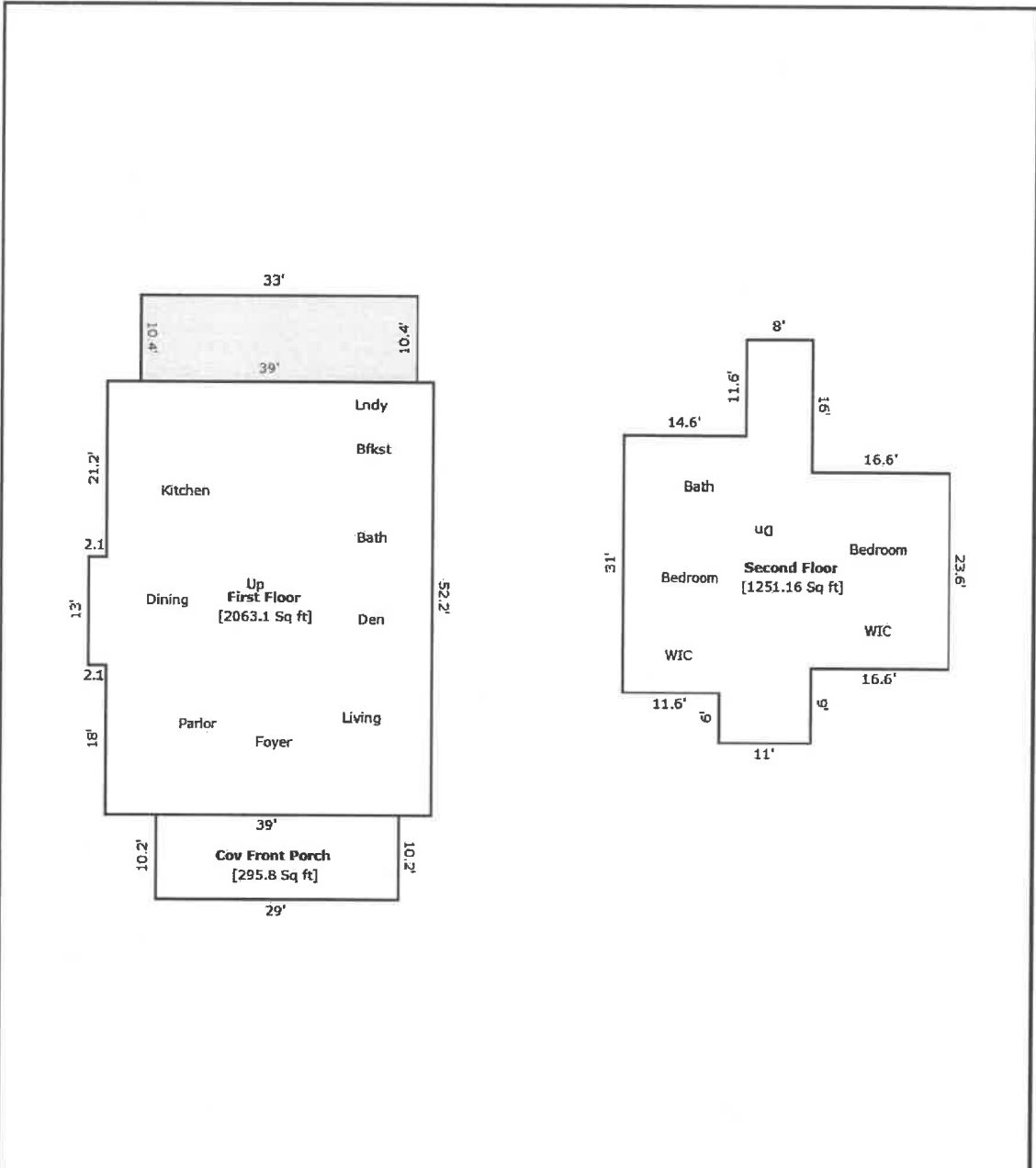
- Dining room with 8.5' tall original solid wood pocket doors which lead to parlor
- Dining room with remodeled original built-in shelving and storage
- Sitting room with original fireplace, converted to remote controlled gas fireplace.
- Sitting room with original built-in mantle and shelving
- Complete bathroom remodel with tile floors and grand tile shower with glass door.
- Original wood front door

UPSTAIRS SPACES

- List of rooms/spaces: Hallway, Full Bath, Master Bedroom, Spare Bedroom 1, Spare Bedroom 2
- Original refurbished wood doorway trim and original doors throughout
- Original refurbished wood 7.5" baseboards throughout hallway
- Original refinished and stained wood flooring in hallway and bathroom
- 10' ceilings with Crown molding throughout entire space
- Complete bathroom remodel with new tile tub/shower with glass door.
- All three bedrooms with premium carpet and huge closets
- Master Bedroom has door access to full bathroom

Building Sketch

Borrower	N/A		
Property Address	201 W Washington Ave		
City	Clinton	County	Anderson
		State	TN
Lender/Client		Zip Code	37716



TOTAL Sketch by a la mode, inc		Area Calculations Summary	
Living Area		Calculation Details	
First Floor	<u>2063.1 Sq ft</u>	$13 \times 2.1 = 27.3$	$39 \times 52.2 = 2035.8$
Second Floor	<u>1251.16 Sq ft</u>	$23.6 \times 16.6 = 391.76$	$8 \times 11.6 = 92.8$
		$22.6 \times 31 = 700.6$	$11 \times 6 = 66$
Total Living Area (Rounded):	3314 Sq ft		
Non-living Area			
Cov Front Porch	295.8 Sq ft	$29 \times 10.2 = 295.8$	