

2347 Pisgah Forest Dr.  
Pisgah Forest, NC 28768

DATE: 11.30.19

SUBJECT: Items Included with the Home Sale and Items that are Negotiable.

Here are the items that have been added to the home over the past four years, that come with the home. Also listed are those items that are negotiable and available to come with the home located at 2347 Pisgah Forest Dr. in Pisgah Forest, NC.

Items listed in order starting from upstairs.

	<b>Home Upgrades, Past 4 yrs.</b>	<b>Negotiable</b>
Master Bed and Bath	Cabinet, shoe rack and clothing racks.  Mitsubishi Ductless A/C, \$4,200, installed 7/17, warranty till 7/22, Mtn Air Mechanical – service contract till 6/30/20.	Oriental Rug – in Bathroom, \$200
	<b>Master Bedroom Upgrade \$4,200.</b>	
Office		Desk with Top and Chair, \$990
Pantry	Shelving Organizer \$120	
Laundry	Washer & Dryer, \$1,667, installed 4/30/16, Service Contract Till 4/30/21.	
Kitchen	Refrigerator, \$3,172, installed 2/6/16, Service Contract till 2/6/21.  Gas Stove, \$1,832, installed 5/14/16, Service Contract till 4/29/21.  Microwave, Kitchen Aid, installed 2003, original, added ducted outside venting, 9/16.  Dishwasher, \$1,195, Kitchen Aid, installed 12/12/16, service contract till 12/12/21.  Disposal, Sears 1 HP, \$595, installed 1/16/19.	
	<b>Kitchen &amp; Utility Upgrades \$8,581.</b>	

## Home Upgrades, Past 4 yrs.

Negotiable

Livingroom

Fireplace Gas Logs by Monessen, \$1,284, installed 11/1/16 – warranty till 11/1/21, has Heatilator and Remote Control. Maintenance contract till 7/1/20, with Blossman Propane Gas.

Garage

Utility Sink, low temp cover & lamp. All cabinets, shelving. Bird Seed Tubs. Garage Door, \$2,900 installed 8/28/17, Mfg. Clopay, warranty 8/25/22.

Both work benches  
Gas Powered Blower  
& fuel can \$200

### Livingroom & Garage Upgrades \$4,184.

Emergency Generator

Generac Emergency, \$10,457, Auto on Generator, Installed 7/3/19, Mfg. Warranty till 7/3/29. Blossman Tank added, \$600.

Leaf Guard Gutters

Installed 5/20/16, Mfg. Transferable Lifetime Warranty. Cost \$3,960.

### Above Outside Upgrades \$15,017

Back Deck

Four Flower Boxes, \$160.

Two Flower Containers Upright \$120.

Two swivel arm  
chairs & cover  
One, sofa & cover.  
One coffee table,  
\$2,100.

One picnic table &  
Cover, \$220.

Six arm chairs for  
picnic table and  
cover, \$160.

One storage chest,  
\$109.

One Kaboda Grill &  
Cover \$350.

Two folding tables  
Small, \$40.

Three Outdoor Rugs,  
\$500.

## Home Upgrades, Past 4 yrs.

## Negotiable

		Three Hose Reels & Hoses, & Two Sprinklers \$330.
Under Deck	Screens for windows and sliding screen doors.	Extension Ladder, \$200
Crawl Space	Trane Heat Pump, installed 3/15/16; Mfg. warranty till 3/15/26 [10 years] Mountain Air Mechanical, service contract till 6/30/20. \$12,660.	
	Water Heater, Bradford White, \$890, installed 10/19/17, two spare - fast reheat elements being left.	
	<b>Crawl Space Upgrades \$13,830.</b>	
Well Pump	Grundfos Mfg. Submersible Pump, this replacement pump – installed 12/31/18, \$2,300. Well is 545' deep, does 30 GPM.	
Pathway	Installed 10/9/15, cost \$6,209.	
Emergency Rain Barrel	Rain Barrel Installed 10/12/16, \$320.	
Front Porch	Two Rocking Chairs, Chaise & Small Table Set, \$250.	
Front Lawn	Woven Loveseat, \$200. Wooden Carving \$330.	
	<b>Outside Upgrades \$9,609.</b>	

**Total of Home Upgrades - \$55,394.**

**Total of Negotiables - \$5,199.**