

1050 Edinburgh Dr

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260913-141227-1050-edinburgh-dr>

DETECTION AID ONLY. This tool reports what appears in the MLS data, remarks, and photos. It cannot confirm a feature is absent - a shop can sit off-frame. The appraiser owns the final call.

1050 Edinburgh Drive, Conway, 72034 MLS # 26027730 [SUBJECT]

Photo count check: MATCH (27/27)

REVIEW REQUIRED

- Confirm whether the elevated deck/rear view constitutes a marketable view amenity or is incidental to the sloped lot, as remarks do not explicitly market a view.

SITE & VIEW

[MEDIUM] **Elevated rear deck with wide view over neighborhood rooftops and green space, consistent with a sloped lot**

Deck (documented as a structured feature) is elevated and overlooks a broad expanse of neighboring rooftops and open grassy area, consistent with the structured LOT field 'Sloped.' Not confirmed as a marketed 'view' amenity in remarks.

Source: Photo 25

[MEDIUM] **Gated subdivision with green space and walking trails**

Public remarks state: 'Gated subdivision with lots of green space and walking trails.' This is a locational/community amenity rather than a site-specific improvement on the subject parcel, but may be a value driver for the subdivision.

Source: Public Remarks

IMAGE QUALITY ISSUES

- No full rear or opposite-side exterior elevation photo provided, limiting ability to assess full exterior condition and grading.
- Deck photos (25, 26) show a view but do not establish whether view is a marketed premium feature or simply incidental to lot topography.

QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

- Quality:** Original construction (2023 spec/builder home) shows stock-to-slightly-above-stock builder grade: brick and brick/frame combo exterior, architectural shingles, standard vinyl/tile flooring, quartz kitchen counters as built, painted trim/crown molding, tiled fireplace surround with wood mantel, tiled walk-in shower. Craftsman/Traditional design with some articulated gables and columned porch adds modest design interest above a plain builder box, but millwork, window/door grade, and cabinetry are stock-level (flat-panel white shaker cabinets, standard baseboard/casing). This is consistent with Q4, with elements bordering Q3-to-Q4 due to the covered entry columns and gable detailing.
- Condition:** Property is new construction (built 2023) and the listing indicates the home is vacant with 'As-Is, Present Condition at Closing' possession - consistent with un-lived-in, like-new condition. All photographed rooms are empty, finishes appear unmarked, no wear, staining, or deferred maintenance is visible anywhere in the interior or exterior photos. This supports a C2 condition rating.
- Kitchen/baths:** Kitchen and baths reflect original 2023 construction finishes - quartz counters, painted shaker cabinetry, tile shower surrounds, and modern plumbing fixtures - consistent with a builder-grade home built new rather than a subsequently remodeled or updated older kitchen/bath. No signage of post-construction renovation; finishes are original to the build.

Not visible/verified: Full rear exterior elevation and complete backyard/grading not shown in photo set - only deck-level views available (Photo 25, Photo 26).; Kitchen appliance finish/grade (stainless gas range, microwave) not closely photographed to confirm tier.; No photo of exterior side elevations beyond front-left/front-right corners; opposite side and full rear elevation not visible.; Interior photo count is strong (24 interior images) supporting reasonable confidence, but staged/vacant marketing photos may not reveal minor cosmetic issues.

1060 Turnberry Drive, Conway, 72034 MLS # 25035787

Photo count check: MATCH (48/48)

REVIEW REQUIRED

- Deck is elevated on wood support posts (Photo 43) due to a sloping rear yard grade - recommend field-verifying grading and drainage under and around the deck structure, as this was not clearly visible in photos.
- Left and right side building elevations were not fully photographed; full perimeter exterior condition should be field-verified.

SITE & VIEW

[HIGH] **Rear yard backs to wooded/open field providing a private, tree-lined view**

Public Remarks state the deck overlooks 'a quiet, peaceful field ideal for morning coffee or evening gatherings.' Photos 40-42 confirm a mature tree line and open grassy area directly behind the property with no adjacent structures visible from the deck.
Source: Public Remarks / Photo 40-42

[HIGH] **Large multi-level wraparound wood deck (site improvement/outdoor living space)**

Structured field lists 'Deck' under EXT. FEATURES; Public Remarks describe a 'large deck.' Photos 40-43 show an extensive wraparound wood deck spanning much of the rear and side elevation, elevated on posts due to a sloping rear yard, larger than a typical builder-standard deck.
Source: Structured Field (Deck) / Public Remarks / Photo 40-43

IMAGE QUALITY ISSUES

- Photo 2 is a twilight/HDR composite with a digitally enhanced sky, which does not reflect natural lighting and should not be used to judge true dusk/exterior condition.
- No dedicated photos of roof surface, attic space, crawlspace/foundation, or HVAC equipment were included among the 48 photos.

QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

- Quality:** The dwelling presents as a production-built (2018) one-story home with some above-builder-grade design touches - stacked stone and stucco exterior combination, architectural shingles, decorative gable dormers, crown molding throughout main living areas, corbelled bar overhang, and a garden tub with tiled surround in the primary bath - but the cabinetry (stock white shaker), modest 1,892 SF footprint, and zero-lot-line siting are consistent with builder-grade production construction. Overall impression is a well-appointed Q4 leaning toward Q3 on select features.
- Condition:** Consistent with C3 - the home presents as well-maintained with no visible deferred maintenance. Public remarks note the home was 'freshly painted' and is 'move in ready.' Staged marketing photos show clean, unworn finishes throughout, but this limits ability to detect minor wear that staging may obscure.
- Kitchen/baths:** Kitchen features granite slab countertops, gray subway tile backsplash, white shaker cabinetry, and stainless Whirlpool appliance suite (gas range, microwave, dishwasher, refrigerator) - consistent with an 'updated' modern kitchen for the home's age. Primary bath includes a corner garden tub with tiled mosaic accent surround, a separate walk-in tiled shower with pebble floor and glass mosaic accent band, and a long granite double vanity. Hall bath (secondary) also features a granite-topped vanity with tub/shower combo. All finishes appear original-to-construction (2018) rather than a later remodel, but present in modernized, updated

condition.

Not visible/verified: Photos are marketing/staged images (best light, staged furniture); true condition of finishes beneath staging cannot be fully confirmed.; Photo 2 appears to be a twilight/HDR composite with an artificially enhanced sky, not reflective of natural lighting conditions - does not affect condition assessment but should be noted.; No close-up photos of roof shingles, attic, crawlspace, or HVAC equipment condition were provided.; Side yard elevations (left/right) are only partially visible; full exterior condition on all four elevations could not be confirmed.; Kitchen and bath finishes could not be dated as original-construction vs. a later update with certainty since no remodel date is stated in remarks.

2465 Lilac Drive, Conway, 72034 MLS # 25037456

Photo count check: MATCH (42/42)

REVIEW REQUIRED

- Confirm garage floor concrete staining (Photo 33) is cosmetic/construction-related and not indicative of moisture intrusion.

IMAGE QUALITY ISSUES

- Home is vacant and staged empty for photography; typical for new construction but limits assessment of livability wear (not a concern given the home's age).
- Aerial photos (37-42) show neighboring properties' pools and sheds but these are not confirmed to belong to the subject property; distinguishing exact parcel boundaries from aerials alone is difficult.

QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

- Quality:** The dwelling was built (2023) with above-builder-grade materials and design complexity: brick veneer with an arched, brick-surrounded entry and stained wood double doors, architectural shingle roof, crown molding and a tray ceiling in the primary suite, custom wood-shelf/tile fireplace surround, quartz countertops throughout, tiled kitchen backsplash, and a fully tiled walk-in shower with bench and freestanding soaking tub in the primary bath. These are consistent with Q3 (well-finished, upgrades beyond builder grade) rather than a plain Q4 stock product; no evidence of custom/high-end Q2 architectural complexity (no elaborate ceiling treatments, no high-end built-in cabinetry beyond mudroom bench, no specialty materials such as stone veneer or hardwood flooring throughout).
- Condition:** Listing and photos indicate a like-new home with no deferred maintenance, consistent with C2. Built in 2023 and marketed as 'LIKE NEW,' the home shows crisp, unworn finishes throughout with no visible wear, staining, or damage in any interior photo. The 'BO>1' field (builder-owned >1 year) suggests this was an unsold spec home, which is consistent with the pristine, un-lived-in appearance in the photos (vacant per Realtor Safety remarks).
- Kitchen/baths:** Kitchen and primary bath finishes (quartz counters, tile backsplash/shower surround, custom tile work) reflect the home's original 2023 construction rather than a later remodel; since the home is new, condition is like-new (C2) and the finish level supports a Q3 quality impression. No indication these are upgrades layered onto older cabinetry - cabinetry, counters, and tile appear original to the build.

Not visible/verified: 42 photos provided with strong interior coverage (>25 interior images), supporting HIGH confidence.; Garage floor (Photo 33) shows some concrete staining/discoloration; appears to be construction residue on unsealed concrete rather than a defect, but could not be fully verified.; Photos are professional marketing photos of a vacant, staged-empty home; some wear that might appear with furnishings/use could not be assessed.; Side and rear elevations beyond what is shown in Photos 35-37 and aerials were not fully visible.

1845 Mullberry Drive, Conway, 72034 MLS # 26008469

Photo count check: MATCH (44/44)

PHOTO-ONLY FINDINGS

[MEDIUM] Wall-mounted TV and ceiling fan built into covered back patio brick wall

Covered back patio itself is mentioned in remarks, but the built-in TV mount and ceiling fan on the patio are not referenced in remarks or structured fields; TV unit itself is personal property but the mounting/electrical provision may be a fixed improvement.

Source: Photo 40, Photo 41

[LOW] Built-in cabinet/bench seating along covered patio wall

A dark built-in cabinet/bench structure is visible under the patio TV; not mentioned in remarks or structured fields, unclear if fixed built-in or furniture piece.

Source: Photo 41

REVIEW REQUIRED

- Confirm whether patio built-in cabinet/bench and TV mount are permanent improvements or removable furnishings, as this affects site improvement valuation.
- No renovation dates were provided in remarks; effective age assumed equal to actual age (~2019 build) pending appraiser verification.

QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

- Quality:** Original 2019 Craftsman-style construction with brick and board-and-batten exterior, architectural shingles, custom wood range hood, upper glass-front cabinetry, crown molding, tray ceilings, wainscoting/shiplap accent walls, and custom tile primary shower - consistent with a well-finished home built above typical builder-grade standards (Q3). No later additions appear to have altered the original design complexity.
- Condition:** House appears to be in excellent, well-maintained condition consistent with its ~2019 build date (~6 years old at time of sale) - no visible deferred maintenance, staged and clean throughout, finishes appear original and in like-new to lightly-used condition (C3).
- Kitchen/baths:** Kitchen and primary/secondary baths reflect original 2019 construction - granite counters, custom vent hood, tile backsplash, built-in double ovens/gas cooktop, custom tile shower and split vanities. No indication of post-construction remodeling; finishes are original but of above-average quality for the era of construction.

Not visible/verified: MLS photos are staged marketing photos; areas not photographed (attic, crawlspace/foundation detail, mechanical systems) could not be assessed.; Kitchen and bath finishes are assumed original to the 2019 build since no renovation dates are stated in remarks; this could not be independently confirmed.

2580 Overcup, Conway, 72034 MLS # 26015233

Photo count check: MATCH (23/23)

PHOTO-ONLY FINDINGS**[HIGH] Garden/soaking tub in primary bathroom**

A built-in garden tub is visible adjacent to the glass-enclosed walk-in shower in the primary bath. Structured fields list 'Walk-in Shower' but do not mention a soaking tub, and remarks do not reference it.

Source: Photo 21

REVIEW REQUIRED

- Disclosed 2023 kitchen fire (cooktop-caused) with insurance-funded repair - appraiser should confirm repair documentation/permits and assess any lingering effect on effective age or marketability, despite no visible damage in photos.
- Confirm builder reputation/grade associated with 'Tom Watson custom-built' claim in public remarks, as this informs the Q3 quality anchor assigned here.

DATED RENOVATIONS

[HIGH] Kitchen fire (cooktop-caused) in 2023, insurance claim made, reported as completely repaired

Agent remarks state verbatim: 'there was a small kitchen fire in 2023, caused by the cooktop. insurance claim was made and completely repaired.' This is relevant to effective age/condition of the kitchen finishes and should be considered by the appraiser even though not a voluntary upgrade.

Source: Agent Remarks

QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

- Quality:** Original construction (2022) shows design and material choices well above builder-grade stock: full brick exterior on a multi-gable roofline, extensive crown molding and substantial door/window casings throughout main living areas, custom shaker-style cabinetry with a furniture-style island, tiled primary shower with bench and a separate garden tub, and a brick-surround gas fireplace. This is consistent with Q3 (well-finished, upgrades beyond builder grade) rather than a Q2 custom/high-end estate-level finish package (no elaborate ceiling treatments, specialty millwork, or high-end architectural focal points observed) or a plain Q4 builder-grade box.
- Condition:** Consistent with a lightly-lived-in home only a few years removed from construction (built 2022). No deferred maintenance, staining, or structural issues are visible in any photo. Finishes throughout appear fresh and well-kept. Agent remarks disclose a small 2023 kitchen fire (cooktop-caused) that was insurance-repaired; the kitchen area (backsplash, cabinetry, range) appears pristine and consistent with that repair, but the appraiser should independently confirm scope/quality of the repair since it is not verifiable from photos alone.
- Kitchen/baths:** Kitchen was affected by a disclosed 2023 fire (cooktop) and insurance-funded repair per agent remarks; visually the kitchen (white shaker cabinets, quartz-look counters, subway tile backsplash, stainless appliances) appears fully modernized/refreshed, consistent with 'updated' status tied to that 2023 event. Bathrooms (granite counters, tile shower surrounds, garden tub) appear original to the 2022 construction with no documented update event, well-finished but not separately renovated - consistent with 'not updated' (original) status.

Not visible/verified: Photos are marketing photos; true condition of areas not photographed (attic, roof from all angles, mechanical systems, garage interior) cannot be confirmed.; Scope and quality of the 2023 fire repair cannot be independently verified from photos; disclosure states it was 'completely repaired' but no permit or inspection documentation was provided.; Only one secondary full bathroom and the half bath are clearly visible; other bathrooms not shown in detail.

1880 Indigo Cove, Conway, 72034 MLS # 26018654

Photo count check: MATCH (49/49)

PHOTO-ONLY FINDINGS**[MEDIUM] Built-in mudroom drop-zone (bench, cubbies, coat hooks, cabinetry) near laundry/garage entry**

A finished built-in mudroom area with bench seating, shoe baskets, coat hooks, and flanking cabinets is visible adjacent to the laundry room. Structured fields list only 'Laundry' under Other Rooms, and remarks do not mention a mudroom; this built feature has no corresponding documentation elsewhere.

Source: Photo 29

REVIEW REQUIRED

- Verify actual garage configuration (attached vs. detached) - structured data and photos disagree, which materially affects grid comparability.
- Confirm actual kitchen/bath counter material (quartz vs. quartzite) given discrepancy between structured field and public remarks.

DETACHED OUTBUILDINGS

[LOW] Detached two-car garage (per structured data)

Structured PARKING field lists 'Garage, Two Car, Detached, Auto Door Opener.' However, Photos 1, 2, and 3 show the garage built under the same roofline and attached directly to the main house structure, appearing to be an attached garage, not detached. This is a contradiction requiring appraiser verification.

Source: Structured Field

POOLS & SITE IMPROVEMENTS

[HIGH] Rocked fire pit area with paver border, seating, and Thermacell mosquito system

Public Remarks state 'a new rocked fire pit area with a Thermacell Live System for mosquitoes.' Corroborated by Photos 42 and 44 showing a paver-edged rock bed with a fire pit (covered) and adirondack chairs against the rear elevation.

Source: Public Remarks

SITE & VIEW

[HIGH] Elevated, sloped lot with tree-lined backdrop offering view and privacy

Remarks state 'Lot has a slight uphill slope offering an elevated view, security and a serene tree-lined backdrop.' Corroborated by Structured Field LOT: Sloped, and aerial Photos 45-48 showing a substantial wooded buffer directly behind/adjacent to the property line.

Source: Public Remarks

[MEDIUM] Cul-de-sac lot location

Remarks describe the home as 'nestled on a quiet cul-de-sac.' Aerial Photos 45-46 show the home situated on a cul-de-sac bulb, supporting this.

Source: Public Remarks

CONTRADICTIONS

- Structured field PARKING lists the garage as 'Detached,' but Photos 1, 2, and 3 show the garage built under the same roof structure and directly attached to the house - appears to contradict the detached designation.
- Structured field KITCHEN feature lists 'Kit Counter - Quartzite,' while Public Remarks describe 'beautiful quartz countertops' - a discrepancy in stated counter material between the two sources.

QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

- Quality:** Original construction (2024) shows well-finished, above-builder-grade selections: quartzite/quartz slab counters, extensive craftsman-style trim and crown molding, herringbone tile backsplash, wood-look tile flooring throughout (not carpet/vinyl), a large walk-in pantry with custom shelving, tiled marble-look bath surrounds, and a freestanding soaking tub. Design is a straightforward one-story traditional plan (not custom/complex architecture), so this is consistent with Q3 (well-finished, upgrades beyond builder grade) rather than Q2 custom-tier.
- Condition:** Consistent with C2 - the home is new construction (built 2024, sold 2026) and photos show no wear, staining, or deferred maintenance anywhere; all finishes appear pristine and unused beyond normal occupancy.
- Kitchen/baths:** Kitchen and both full baths present as modern, current-finish spaces (quartz/quartzite counters, herringbone tile, marble-look tile surrounds, updated black matte fixtures) consistent with 'updated' status - reflecting their new/current condition; there was no prior dated stock to remodel since the home is new construction.

Not visible/verified: 49 photos provided with 20+ clear interior images, supporting high confidence in kitchen/bath/interior assessment; Garage interior condition not shown in photos; Secondary bedroom closets and some utility spaces shown only briefly; MLS photos are marketing images; minor imperfections may be omitted or lighting-enhanced

Photo count check: MATCH (1/1)**PHOTO-ONLY FINDINGS****[MEDIUM] Covered front entry porch with wood/cedar tapered columns and iron railing**

A covered porch with decorative wood column supports and metal railing is visible at the front entry; no structured field or remarks mention a porch.

Source: Photo 1

[LOW] Black metal fence enclosing side/rear yard area

A black metal (iron-style) fence is visible along the side yard near the wood privacy fence; this is distinct from the 'Gated Entrance' community amenity field and is not otherwise documented in structured fields or remarks.

Source: Photo 1

REVIEW REQUIRED

- Interior condition and kitchen/bath update status could not be assessed due to lack of interior photographs - appraiser should verify directly.
- A structure with its own garage door is partially visible at the right edge of Photo 1; it appears architecturally consistent with a neighboring residence rather than a subject outbuilding, but ownership/boundary cannot be confirmed from the single available photo.
- Public and Agent Remarks contain no descriptive information ('Sold before Listed'), so no corroborating narrative exists for any condition or update claims.

IMAGE QUALITY ISSUES

- Only 1 photo was provided for the entire listing, showing exclusively the front exterior elevation; no interior, rear yard, or side yard photos are available, severely limiting verification of interior condition, kitchen/bath status, and any rear-yard improvements.

QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

- Quality:** Exterior massing and materials (full brick veneer, architectural shingle roof, gabled dormer window, covered entry with substantial wood/cedar tapered columns) suggest a design and material grade above basic builder stock, consistent with Q3. Structured field noting quartz kitchen counters (a standard specification level in this 2021-built home rather than a later upgrade) supports a Q3-range original build quality, though this cannot be confirmed without interior photos.
- Condition:** Exterior appears clean, well-maintained, and consistent with the home's stated 2021 year built (~5 years old at time of sale) - no visible deferred maintenance, fresh landscaping, and no visible damage to roof, brick, or trim. Interior condition cannot be assessed due to absence of interior photographs.
- Kitchen/baths:** No interior photos were provided; kitchen and bath condition/update status could not be visually verified. Structured field indicates quartz counters in kitchen, consistent with an above builder-grade original specification for this newer (2021) build, but update recency and bath finishes are unknown.

Not visible/verified: Only one photo (exterior front elevation) was provided; no interior photos exist to verify kitchen, baths, or general interior condition.; Public and Agent remarks are essentially blank ('Sold before Listed'), providing no descriptive corroboration.; Quality impression is based solely on exterior curb appeal and one structured field (quartz counters); interior quality/condition impressions are speculative and should be treated as low-confidence placeholders pending further photos or documentation.

SIDE-BY-SIDE COMPARISON

Finding titles only - full detail and sources on each comp's pages. Q/C row is advisory (beta); appraiser assigns ratings.

Category	1050 Edinburgh Drive (SUBJECT) MLS # 26027730	1060 Turnberry Drive MLS # 25035787	2465 Lilac Drive MLS # 25037456	1845 Mullberry Drive MLS # 26008469	2580 Overcup MLS # 26015233	1880 Indigo Cove MLS # 26018654	1030 Turnberry Drive MLS # 26035643
Q/C impression	[M] Q4 / C2 K: updated B: updated	[M] Q3-to-Q4 / C3 K: updated B: updated	[H] Q3 / C2 K: updated B: updated	[H] Q3 / C3 K: not updated B: not updated	[H] Q3 / C2-to-C3 K: updated B: not updated	[H] Q3 / C2 K: updated B: updated	[L] Q3 / C3 K: not observed B: not observed
Vs. subject (advisory)	-	Q similar / C inferior Quality sits at a Q3-to-Q4 lean via select upgraded touches (crown molding, corbels, tiled garden tub), only marginally above the subject's Q4 baseline, so the gap is treated as similar rather than a full step; condition is a step below the subject's near-new presentation, reflecting a well-kept but previously-owned resale rather than vacant new construction.	Q superior / C similar Above-builder-grade selections (brick arched entry, tray ceiling, quartz counters, fully tiled shower with soaking tub) place this comparable a full step above the subject's stock Q4 finish; both properties present as like-new/vacant construction with no visible wear, so condition reads as similar.	Q superior / C inferior Craftsman-level upgrades (custom vent hood, tray ceilings, shiplap accents, custom tile shower) place this comparable above the subject's stock builder finish on quality; being roughly six years old at sale with lightly-used (not vacant/new) finishes, its condition reads a step below the subject's near-new presentation.	Q superior / C similar Full brick multi-gable exterior, substantial trim, and a furniture-style kitchen island exceed the subject's stock builder finish on quality; condition is only marginally behind the subject's near-new state (largely due to a disclosed, reportedly fully-repaired 2023 kitchen fire), so the gap is treated as similar rather than a clear step down.	Q superior / C similar Upgraded quartzite counters, herringbone backsplash, wood-look tile flooring, and a custom pantry system exceed the subject's stock builder-grade finishes; both properties are effectively new/unused construction, so condition reads as similar.	Q unclear / C unclear Exterior brick, architectural shingle, and quartz-counter data suggest a quality level above the subject's stock Q4 finish, but with no interior photos and an overall LOW confidence assessment, both the quality and condition calls versus the subject are too uncertain to state with confidence.
Detached outbuildings	-	-	-	-	-	[L] Detached two-car garage (per structured data)	-
Photo-only findings	-	-	-	[M] Wall-mounted TV and ceiling fan built into covered back patio brick wall [L] Built-in cabinet/bench seating along covered patio wall	[H] Garden/soaking tub in primary bathroom	[M] Built-in mudroom drop-zone (bench, cubbies, coat hooks, cabinetry) near laundry/garage entry	[M] Covered front entry porch with wood/cedar tapered columns and iron railing [L] Black metal fence enclosing side/rear yard area
Pools & site improvements	-	-	-	-	-	[H] Rocked fire pit area with paver border, seating, and Thermacell mosquito system	-

Category	1050 Edinburgh Drive (SUBJECT) MLS # 26027730	1060 Turnberry Drive MLS # 25035787	2465 Lilac Drive MLS # 25037456	1845 Mullberry Drive MLS # 26008469	2580 Overcup MLS # 26015233	1880 Indigo Cove MLS # 26018654	1030 Turnberry Drive MLS # 26035643
Site & view	[M] Elevated rear deck with wide view over neighborhood rooftops and green space, consistent with a sloped lot [M] Gated subdivision with green space and walking trails	[H] Rear yard backs to wooded/open field providing a private, tree-lined view [H] Large multi-level wraparound wood deck (site improvement/outdoor living space)	-	-	-	[H] Elevated, sloped lot with tree-lined backdrop offering view and privacy [M] Cul-de-sac lot location	-
Dated renovations	-	-	-	-	[H] Kitchen fire (cooktop-caused) in 2023, insurance claim made, reported as completely repaired	-	-
Review required	- Confirm whether the elevated deck/rear view constitutes a marketable view amenity or is incidental to the sloped lot ...	- Deck is elevated on wood support posts (Photo 43) due to a sloping rear yard grade - recommend field-verifying grading ... - Left and right side building elevations were not fully photographed; full perimeter exterior condition should be ...	- Confirm garage floor concrete staining (Photo 33) is cosmetic/construction-related and not indicative of moisture ...	- Confirm whether patio built-in cabinet/bench and TV mount are permanent improvements or removable furnishings, as this ... - No renovation dates were provided in remarks; effective age assumed equal to actual age (~2019 build) pending appraiser ...	- Disclosed 2023 kitchen fire (cooktop-caused) with insurance-funded repair - appraiser should confirm repair ... - Confirm builder reputation/grade associated with 'Tom Watson custom-built' claim in public remarks, as this informs the ...	- Verify actual garage configuration (attached vs. detached) - structured data and photos disagree, which materially ... - Confirm actual kitchen/bath counter material (quartz vs. quartzite) given discrepancy between structured field and ...	- Interior condition and kitchen/bath update status could not be assessed due to lack of interior photographs - appraiser ... - A structure with its own garage door is partially visible at the right edge of Photo 1; it appears architecturally ... - Public and Agent Remarks contain no descriptive information ('Sold before Listed'), so no corroborating narrative ...
Contradictions	-	-	-	-	-	- Structured field PARKING lists the garage as 'Detached,' but Photos 1, 2, and 3 show the garage built under the same ... - Structured field KITCHEN feature lists 'Kit Counter - Quartzite,' while Public Remarks describe 'beautiful quartz ...	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

2465 Lilac Drive, 1880 Indigo Cove, and the subject (1050 Edinburgh Drive) present as essentially new, unworn construction consistent with C2. 2580 Overcup sits just behind that group, a modest step down tied to its disclosed 2023 kitchen fire repair rather than any general wear. 1060 Turnberry Drive trails further, described as freshly painted and move-in ready but showing a more resale-level presentation than the near-new cluster above it. 1845 Mullberry Drive and 1030 Turnberry Drive round out the bottom at a straightforward, well-maintained C3 impression consistent with homes several years past construction; note that 1030 Turnberry Drive's condition placement rests on exterior-only evidence with no interior photos and carries low confidence.

QUALITY

The subject (1050 Edinburgh Drive) sits at the bottom of the quality range, presenting as a straightforward Q4 builder-spec product with stock shaker cabinetry and painted trim. 1060 Turnberry Drive is a modest step above, blending builder-grade massing with upgraded touches (crown molding, corbel brackets, tiled garden tub) that push it toward Q3-to-Q4. The remaining comparables - 2465 Lilac Drive, 1845 Mullberry Drive, 2580 Overcup, 1880 Indigo Cove, and 1030 Turnberry Drive - cluster tightly at Q3, each showing brick exteriors, quartz/quartzite counters, crown molding, and tiled bath surrounds beyond typical builder stock; differences among them are minor and the group is otherwise fairly homogeneous on quality.

VERSUS SUBJECT

Relative to the subject, nearly every comparable shows a modestly higher quality impression, since the subject's design and material palette reads as stock builder-grade (Q4) while the comparables show upgraded materials and trim consistent with Q3. On condition, the subject's new, vacant, unlive-in presentation (C2) is matched by 2465 Lilac Drive and 1880 Indigo Cove, roughly matched by 2580 Overcup, and exceeded in wear (though still well-kept) by 1060 Turnberry Drive, 1845 Mullberry Drive, and 1030 Turnberry Drive, which present as several-year-old, lightly-used homes rather than near-new stock.

- 1060 Turnberry Drive: quality similar, condition inferior - Quality sits at a Q3-to-Q4 lean via select upgraded touches (crown molding, corbels, tiled garden tub), only marginally above the subject's Q4 baseline, so the gap is treated as similar rather than a full step; condition is a step below the subject's near-new presentation, reflecting a well-kept but previously-owned resale rather than vacant new construction.

- 2465 Lilac Drive: quality superior, condition similar - Above-builder-grade selections (brick arched entry, tray ceiling, quartz counters, fully tiled shower with soaking tub) place this comparable a full step above the subject's stock Q4 finish; both properties present as like-new/vacant construction with no visible wear, so condition reads as similar.

- 1845 Mullberry Drive: quality superior, condition inferior - Craftsman-level upgrades (custom vent hood, tray ceilings, shiplap accents, custom tile shower) place this comparable above the subject's stock builder finish on quality; being roughly six years old at sale with lightly-used (not vacant/new) finishes, its condition reads a step below the subject's near-new presentation.

- 2580 Overcup: quality superior, condition similar - Full brick multi-gable exterior, substantial trim, and a furniture-style kitchen island exceed the subject's stock builder finish on quality; condition is only marginally behind the subject's near-new state (largely due to a disclosed, reportedly fully-repaired 2023 kitchen fire), so the gap is treated as similar rather than a clear step down.

- 1880 Indigo Cove: quality superior, condition similar - Upgraded quartzite counters, herringbone backsplash, wood-look tile flooring, and a custom pantry system exceed the subject's stock builder-grade finishes; both properties are effectively new/unused construction, so condition reads as similar.

- 1030 Turnberry Drive: quality unclear, condition unclear - Exterior brick, architectural shingle, and quartz-counter data suggest a quality level above the subject's stock Q4 finish, but with no interior photos and an overall LOW confidence assessment, both the quality and condition calls versus the subject are too uncertain to state with confidence.

- The subject's Q4 quality impression is a full internal-score step below the tightly clustered Q3 group formed by the other comparables (aside from 1060 Turnberry Drive), making quality the primary differentiator for the subject in this set.
- 1030 Turnberry Drive's quality and condition impressions rest on a single exterior photo with no interior views and are flagged LOW confidence; any adjustment reliance on this comparable's condition or kitchen/bath status should be treated cautiously.
- 2580 Overcup carries a disclosed 2023 kitchen fire repair; photos show a fully restored kitchen, but the scope and quality of that repair could not be independently verified from photos alone.
- 1030 Turnberry Drive's entire assessment is LOW confidence, based on a single exterior photo with essentially blank remarks; its quality and condition calls versus the subject are hedged accordingly.
- 1060 Turnberry Drive and the subject are both MEDIUM confidence, reflecting staged/marketing photo limitations (no attic, crawlspace, HVAC, or full side-elevation views) that could mask minor condition issues not visible in the photo sets.
- 2580 Overcup's condition impression, while HIGH confidence overall, includes an unverified disclosed 2023 kitchen fire repair that could not be independently confirmed from photos alone.