

305 Edgewood Dr

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260914-013654-305-edgewood-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.

305 Edgewood Dr, Cabot, 72023 MLS # 26020910 [SUBJECT]

Photo count check: MATCH (47/47)

PHOTO-ONLY FINDINGS

[MEDIUM] Wet bar with sink and built-in beverage refrigerator in bonus/flex room

A built-in white cabinet run with granite counter, sink, wine rack cabinet, and a small black under-counter refrigerator is visible in a bonus room off the living area; not mentioned in structured fields or remarks.

Source: Photo 13

[MEDIUM] Built-in bench and cabinetry at side entry (mud room-style built-in)

A wall of built-in cabinetry with glass-front uppers, closed lowers, and an integrated bench seat is visible near a side door; not called out in structured fields ('Laundry' room only) or remarks.

Source: Photo 37

REVIEW REQUIRED

- No interior photos of the detached shop or 3-car garage were provided; condition, size, and construction quality of these outbuildings could not be verified beyond exterior massing.
- Color-cast photos (41, 42-47) should be reviewed against additional/original-lighting images if available to confirm true finish colors and condition in the kitchen and primary bath.

DETACHED OUTBUILDINGS

[HIGH] Detached brick shop

Aerial photo shows a separate brick building with hip roof and an attached fabric/metal awning or carport, sited well back from the main house near the tree line, matching the 'detached brick shop' described in remarks.

Source: Structured Field (EXT. FEATURES: Shop, Outside Storage Area) / Public Remarks ('detached brick shop') / Photo 7

[HIGH] Detached 3-car garage

Close-up exterior photos show a brick detached garage structure with multiple garage bays (appears to include a 2-door section and an adjoining 3rd bay) situated near the driveway, separate from the main house footprint, consistent with remarks pairing a shop and a 3-car garage.

Source: Structured Field (PARKING: Three Car, Auto Door Opener, Side Entry) / Public Remarks ('3-car garage') / Photos 32, 33

SITE & VIEW

[HIGH] 3.00-acre homesite

Listing and remarks confirm a 3-acre lot within the Woodmeade subdivision, notably larger than typical subdivision lots, described as 'hard-to-find' - a clear excess-acreage value driver; aerial/yard photos (7, 31) show expansive open lawn and tree-lined rear boundary.

Source: Structured Field (Approx Acreage: 3.00) / Public Remarks ('3 acres')

IMAGE QUALITY ISSUES

- Photos 41 and 42-47 show significant color-cast lighting artifacts (green, purple, and pink tints) that distort true wall, tile, and cabinet coloration, making fine condition/finish assessment unreliable in those frames.
- Flooring material (listed as 'Wood' in structured fields) cannot be definitively confirmed as solid hardwood versus engineered/LVP from photos alone.

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

- Quality:** Original construction (2004) shows design complexity and materials above typical builder grade: full brick exterior, extensive crown molding, decorative columns/arches, tray ceilings, built-in speakers, and a geothermal HVAC system. Kitchen cabinetry is stock raised-panel painted wood (not custom/slab), consistent with a well-finished but not custom-tier home. This supports a Q3 impression (well-finished, upgrades beyond builder grade) rather than Q2 (custom/high-end) or Q4 (stock/builder grade).
- Condition:** Property appears well-maintained with fresh paint and an updated kitchen (refreshed counters/hardware per remarks). No visible deferred maintenance, staining, or structural issues in any photo. Some finishes (primary bath tile, cabinetry) appear original to the 2004 construction but in good condition, consistent with a C3 (well-maintained, some updates) impression.
- Kitchen/baths:** Kitchen: stock painted cabinetry with granite counters, tile backsplash, stainless appliances, and an island - remarks describe it as 'updated' via refreshed countertops and hardware, so scored as updated condition on builder-era cabinet boxes. Primary bath: tiled garden tub, walk-in tiled shower, and two vanity areas - finishes appear original to 2004 construction with no remodel evidence, well-maintained but 'not updated.'

Not visible/verified: Structured fields list 'Wood' flooring, but photos show a uniform plank pattern that may be engineered wood or luxury vinyl plank rather than solid hardwood - could not confirm material from photos alone.; Several later-supplied photos (41, 42-47) show strong color-cast lighting artifacts (green/purple/pink tints) that obscure true wall and tile coloration and fine condition detail in the kitchen and primary bath.; No interior photos of the detached shop or 3-car garage were provided, so their condition and finish level could not be assessed.; House is shown fully vacant/staged in most photos; some areas (e.g., behind large built-ins) are not visible.

245 Memory Ln, Cabot, 72023 MLS # 25007834

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[MEDIUM] Wood pergola over rear deck/pool area

Visible wood pergola structure attached to rear deck adjacent to the pool; no structured field or remark mentions a pergola specifically (only Patio, Deck, Porch are listed).

Source: Photo 37, 38, 40

REVIEW REQUIRED

- Confirm the nature, size, and ownership of the detached green-roofed outbuilding visible near the driveway in aerial photos 35, 46, 48, and 49 - it is not explicitly described in remarks and could represent the 'Four Car or More' parking field or a separate storage/carport structure.
- Verify whether the bonus storage room above the garage (referenced in public remarks and shown unfinished in Photo 43) is finished/conditioned space, as it appears to be unfinished attic storage rather than living area.

DETACHED OUTBUILDINGS

[MEDIUM] Detached outbuilding with green shingle roof and white siding, separate from the main house and attached 3-car garage, located near the driveway loop

Aerial images show a distinct roofed structure detached from the main house cluster, situated off the driveway; likely corresponds to the 'Four Car or More' parking structured field, but exact size/construction (open carport vs.

enclosed barn) cannot be confirmed from aerial views alone. No remarks text describes this structure specifically.
Source: Photo 35, 46, 48, 49

POOLS & SITE IMPROVEMENTS

- [HIGH]

Above ground pool with winter cover, set into a paver/deck surround at rear of home

Round above-ground pool visible with a fitted cover in rear-yard aerial and ground photos, adjacent to a wood deck and paver patio.

Source: Structured Field (Above Ground Pool); corroborated by Photo 37, 38, 40, 46, 47
- [MEDIUM]

Wood pergola structure over rear deck/pool area

An open wood pergola frame is visible attached to the rear deck near the pool; not mentioned in structured fields (which list only Patio, Deck, Porch) or in remarks.

Source: Photo 37, 38, 40

SITE & VIEW

- [HIGH]

5.00-acre wooded, sloped lot providing privacy/setback from neighbors

Aerial photos (1, 2, 45, 49) confirm the home is surrounded by mature woods with a long private driveway, consistent with the 5-acre wooded/sloped lot noted in structured data - a potential excess-acreage/privacy value driver relative to typical subdivision lots.

Source: Structured Field (Approx Acreage 5.00; Lot: Sloped, Wooded, Cleared, Down Slope)

DATED RENOVATIONS

- [HIGH]

Roof replaced 2017

Agent remarks state verbatim: 'Roof 2017'

Source: Agent Remarks
- [HIGH]

Geothermal water furnace unit installed 2009

Agent remarks state verbatim: 'Geo thermal water furnace unit 2009'

Source: Agent Remarks
- [HIGH]

Water heater replaced 2024

Agent remarks state verbatim: 'water heater 2024'

Source: Agent Remarks

IMAGE QUALITY ISSUES

- Aerial photos were taken in two different seasons (leaf-off winter vs. fully leafed-out spring/summer), which limits direct visual comparison of some site features like the detached outbuilding and pool area across photo sets.

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

Quality:	The dwelling presents as a well-detailed builder/semi-custom home consistent with Q3-to-Q4: two-story great room with cathedral ceiling, clerestory windows, a full-height brick masonry fireplace chimney flanked by built-in bookcases, an open curved stair/balcony rail, crown molding and wainscoting throughout main living areas, and hardwood flooring in primary living spaces. These are above-basic-builder-grade design elements, but finishes such as tile kitchen counters/backsplash and simple painted stock-profile cabinetry, tile bath surrounds, and a standard vinyl/brick exterior keep it short of a true custom Q2 grade.
Condition:	Consistent with C3 - the home appears well-maintained with no visible deferred maintenance, water staining, or structural distress in any photo. Public remarks state the home is 'meticulously maintained' and agent remarks note recent mechanical updates (roof 2017, water heater 2024, geothermal unit 2009), supporting good condition. However, kitchen and bathroom finishes (tile counters, original cabinetry, clawfoot tub, tile tub/shower surrounds) appear original to the 1995 construction and have not been modernized, which is

typical of a well-kept but not recently renovated interior.

Kitchen/baths: Kitchen shows original-era tile countertops/backsplash and painted stock cabinetry with updated stainless appliances only; consistent with 'not updated.' Primary bath features a clawfoot soaking tub, separate tiled glass shower, and tile wainscot that appear original to construction; secondary bath has a standard tub/shower combo with dated tile - both consistent with 'not updated.' No indication of cabinet, counter, or fixture replacement beyond normal upkeep.

Not visible/verified: MLS photos are marketing images; true condition of unseen areas (attic mechanicals, crawl space, roof close-up) could not be verified beyond what agent remarks state.; Attic/bonus storage space above garage (Photo 43) is shown unfinished with exposed insulation and stacked materials - excluded from finished living area condition assessment.; Over 30 interior photos were provided, supporting HIGH confidence in the interior impression.

415 Hickory Hills Drive, Austin, 72007 MLS # 25013848

Photo count check: MATCH (49/49)

REVIEW REQUIRED

- Agent Remarks reference 'associated Docs for Complete List of Improvements and SPD' which were not provided for review - underlying disclosure documents may contain additional dated renovation or condition information not captured here.
- Storm shelter is present per Agent Remarks exclusions ('Storm Shelter... does not convey and will be removed') - confirm whether this site improvement remains or is removed prior to close, as it could affect site value if retained.
- Two lots/two parcels are noted (Lot 7 and S part of Lot 5) with tax figures reflecting only the house parcel - confirm total acreage and parcel inclusion for adjustment purposes.
- Deck areas show lattice skirting suggesting elevated/pier-supported construction on a sloped lot (Photos 2, 44) - verify this is consistent with the stated Slab foundation and does not indicate a crawlspace or additional foundation type not captured in structured fields.
- Attic-level secondary bathroom (Photo 29) shows more dated fixtures than the remodeled kitchen/primary bath - recommend appraiser field verification of overall bath condition consistency.

DETACHED OUTBUILDINGS

[HIGH]

Detached shop/carport building

Structured field lists 'Shop' under exterior features; Public Remarks state 'The outside Shop offers extra space for hobbies or equipment.' Photos 3 and 45 show a detached single-story building with wood siding and composition shingle roof matching the house, featuring an enclosed shop bay and an open-sided carport area currently holding an ATV and equipment. No stated square footage or full construction detail beyond visual.

Source: Structured Field (Shop) / Public Remarks / Photo 3, 45

SITE & VIEW

[MEDIUM]

Lake view

Structured field lists 'Lake View' under Lot features. Aerial photos 44 and 46-49 show a lake/pond bordering or near the parcel, visible from the rear of the home and grounds. Not documented as waterfront or with private access/dock, so treated as a view amenity rather than lakefront.

Source: Structured Field (Lake View) / Photo 44, 46-49

[HIGH]

Excess/usable acreage (4.86 acres)

Structured field confirms 4.86 acres (Lot 7 and S Part of Lot 5, two parcels per Agent Remarks). Public Remarks emphasize 'picturesque 4.86 Acres,' 'abundant wildlife & Room to Roam,' indicating usable excess acreage well beyond a typical subdivision lot, a likely site value driver.

Source: Structured Field (Approx Acreage 4.86) / Public Remarks

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

- Quality:** Original construction shows above-builder-grade design complexity: multiple gabled dormers, a full wraparound covered porch, vaulted great room ceiling with open loft, and a floor-to-ceiling stacked-stone fireplace (Photos 5-9, 25, 34). Structured fields note Cypress exterior siding and architectural shingle roof, both above-minimum materials. However, interior door/trim profiles visible in bedrooms (Photos 18, 26-27) appear standard hollow-core stock doors, moderating the overall impression toward the Q3/Q4 boundary rather than a full custom Q2/Q3 grade.
- Condition:** Public remarks state fresh paint and flooring throughout, new quartz counters (kitchen and primary bath), and new stairs/railing - all consistent with a recent update cycle with no stated dates. Photos show no visible deferred maintenance, cracking, staining, or wear; finishes appear fresh and well cared for, consistent with C3 (well-maintained, limited wear, some updates). Absence of stated roof/HVAC replacement dates and inability to view all mechanical areas prevents a stronger C2 call.
- Kitchen/baths:** Kitchen (Photos 13-16) shows painted shaker-style cabinetry, quartz counters, tile backsplash, stainless appliances, gas cooktop, and a large island - full-scope updates consistent with 'remodeled.' Primary bath (Photos 21-22) has a stacked-stone accent wall, dual vanity, and frameless glass shower - a significant upgrade also trending toward remodeled. A secondary/upper-level bath (Photo 29) shows a simple vessel sink and dated fixtures, appearing less updated. Given the mix, 'updated' is used as the dominant/holistic bath call, with the primary bath likely at remodeled level.

Not visible/verified: Photo count exceeds 8 interior images, supporting reasonable interior confidence, but rear/side house elevations and the shop building's interior are not shown, limiting full exterior and outbuilding condition assessment.; No stated dates for roof, HVAC, or water heater replacement; effective age cannot be precisely determined.; Secondary/attic-level bath (Photo 29) appears less updated than primary suite bath, creating some inconsistency in the 'updated' bath call.

85 Confederate Woods Road, Cabot, 72023 MLS # 25030563

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS**[LOW] Possible small pond or standing water feature visible at the rear/side tree line in the aerial photo**

A small blue-toned area resembling a pond or wet depression appears near the tree line at the bottom of the aerial photo; it is not mentioned in remarks or structured fields and its location relative to the subject parcel boundary is unclear - could belong to a neighboring property or be a drainage feature.

Source: Photo 2

REVIEW REQUIRED

- Ambiguous small water feature visible in aerial Photo 2 near the tree line - confirm whether it lies within the subject parcel and its nature (pond, drainage, or neighboring feature).
- Detached shop/garage's upper bonus room and storage level are largely obscured by belongings - an on-site inspection is recommended to confirm finish condition of this ADU-like space, which structured fields (ADU # of Baths: 1.0) indicate carries additional value.

DETACHED OUTBUILDINGS**[HIGH] Detached shop/garage building with approx. 420 sq ft of climate-controlled living space and a full bath above a 30' x 24' two-car garage, brick construction matching the main house, served by a separate 200' concrete driveway**

Public Remarks describe the structure explicitly with dimensions and note both the garage and upstairs space are climate controlled; structured fields list 'Shop' under Exterior Features and 'ADU # of Baths: 1.0'; photos show the brick two-car garage building (Photo 4, 44), an interior storage/workshop level with staircase to the upper level

(Photo 45, 46), and an upstairs bonus room with an attached bathroom (shower curtain, toilet, vanity visible in Photo 47, 48).

Source: Public Remarks; Structured Field (Shop; ADU # of Baths: 1.0); Photo 2, 4, 41, 44, 45, 46, 47, 48

SITE & VIEW

[MEDIUM] 0.91-acre lot (approx. 263' x 150') - larger than a typical subdivision lot, providing substantial usable yard and side-yard space

Aerial and rear-yard photos show a generously sized, partially wooded, fenced rear yard consistent with the above-average lot size for the subdivision.

Source: Structured Field (Approx Acreage 0.91; Lot Dimensions 263x150); Photo 2, 41, 43

[LOW] Heavily wooded surrounding tree line providing privacy/screening from neighboring properties
Mature trees border most of the lot; this is a visual impression from aerial and ground photos and is not separately quantified in remarks or structured fields.

Source: Photo 1, 2, 41, 43

DATED RENOVATIONS

[HIGH] New dishwasher & disposal, July '25
Stated verbatim in Public Remarks: "New dishwasher & disposal, July 25."
Source: Public Remarks

[HIGH] New roof & HVAC in 2022
Stated verbatim in Public Remarks: "new roof & HVAC in 2022."
Source: Public Remarks

IMAGE QUALITY ISSUES

- Detached shop/garage interior (Photo 45, 46) is heavily cluttered with stored personal property and equipment, limiting assessment of that structure's finish quality and condition.
- Aerial photo (Photo 2) resolution is insufficient to definitively identify the small water feature near the tree line.

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

Quality: Original construction (2013) shows well-finished, semi-custom detailing consistent with Q3 - complex multi-gable roofline with cedar-shake gable accents, stacked-stone and brick veneer, wood-beamed ceilings, stacked-stone interior archways, custom carved-corbel wood range hood, and granite slab counters (per structured Kit Counter-Granite Slab field). These are upgrades beyond typical builder grade but the home is a production/semi-custom build rather than fully custom, so Q2 is not supported.

Condition: Consistent with C3 - well-maintained with limited wear and no visible deferred maintenance. Remarks state a new roof and HVAC in 2022 and new dishwasher/disposal in July 2025, supporting good effective condition. No structural or moisture issues observed in available photos.

Kitchen/baths: Kitchen retains its original 2013 granite slab counters, custom wood range hood, and cabinetry with no evidence of remodel beyond a stated July 2025 dishwasher/disposal replacement - consistent with 'not updated' under UAD vocabulary despite high original quality. Baths (primary and secondary) similarly show original granite/travertine counters, tile flooring, and a jetted tub with double vanity in the primary, with no remodel noted in remarks or visible in photos - also 'not updated.'

Not visible/verified: Two secondary bathrooms are only partially or not clearly photographed, limiting full condition assessment of those spaces; Interior of the detached shop/garage and the bonus room above it are heavily obscured by stored belongings, limiting condition assessment there; Roof and HVAC actual condition cannot be visually verified beyond the remarks-stated 2022 replacement date; Not all closets, secondary hallway baths, and utility spaces are photographed

1195 Pickthorne Road, Cabot, 72023 MLS # 25049088**Photo count check: MATCH (50/50)****PHOTO-ONLY FINDINGS****[MEDIUM] Stone-clad fire feature/fire bowl column at poolside patio**

A built stone column with a fire bowl/planter feature is visible at the head of the pool patio in multiple photos. This built site improvement has no corresponding structured field or remarks mention and should be verified in person.

Source: Photos 9, 48, 49

REVIEW REQUIRED

- Bedroom count discrepancy: remarks cite 4-5 bedrooms vs. structured field of 4 - confirm which rooms/spaces (including shop quarters) are being counted.
- Verify whether the 60x40 shop's kitchen/bath area is being treated as an accessory dwelling unit or non-GLA outbuilding for valuation purposes, per remarks suggesting in-law quarters/apartment conversion potential.
- Confirm origin/permanence of the poolside stone fire feature noted only in photos (Photos 9, 48, 49), as it is undocumented in remarks or structured fields.

DETACHED OUTBUILDINGS**[HIGH] 60x40 heated and cooled shop with a bathroom and kitchen (potential in-law quarters/apartment conversion per remarks)**

Public remarks describe a 60x40 heated/cooled shop not included in the home's square footage, with a bath and kitchen, easily converted to in-law quarters or a college apartment. Photos show a large detached building with multiple garage bays, an attached open carport with ceiling fans, an interior finished as a bar/lounge area with cabinets, sink, refrigerator, and microwave (kitchen), and a separate bathroom with urinal, toilet, vanity, and shower stall.

Source: Public Remarks; Structured Field (EXT. FEATURES: Shop); Photos 4, 6, 11, 12, 13, 14

[HIGH] 20x40 RV carport with utilities

Remarks specifically call out a 20x40 RV carport with utilities; aerial and ground-level photos show a red-roofed open carport structure adjacent to the shop building, sheltering a trailer/RV.

Source: Public Remarks; Structured Field (EXT. FEATURES: RV Parking); Photo 4 (red-roofed carport structure at right holding trailer/RV); aerial Photos 39-46

POOLS & SITE IMPROVEMENTS**[HIGH] 24x36 in-ground saltwater pool with 10x16 sun shelf**

Remarks specify a 24x36 saltwater pool with a 10x16 sun shelf; photos confirm a large rectangular in-ground pool with a stepped/tanning-ledge entry area matching the sun shelf description.

Source: Public Remarks; Structured Field (EXT. FEATURES: Inground Pool); Photos 3, 8, 9, 47, 48, 49, 50

[MEDIUM] Electric retractable sunshade awning over rear patio

Remarks mention a 'sunshade electric awning'; Photo 10 shows a striped retractable awning mounted along the rear roofline over the patio, consistent with this feature, though the electric motor/controls are not directly visible.

Source: Public Remarks; Photo 10

[HIGH] Iron fence enclosing pool and rear patio

Structured fields list an iron fence; photos consistently show black metal fencing surrounding the pool and rear patio area, separate from the perimeter yard fencing.

Source: Structured Field (EXT. FEATURES: Iron Fence); Photos 5, 8, 9, 47, 48, 49, 50

SITE & VIEW

[HIGH] 2.25-acre corner lot, outside city limits, not in a subdivision

Structured fields and remarks confirm a 2.25-acre corner parcel outside city limits. Aerial photos show a large, open, two-road-frontage corner lot with substantial excess yard area beyond the home, pool, and outbuilding footprint - notably larger than a typical in-town residential lot.

Source: Structured Field (Approx Acreage 2.25; Corner Lot; Not in Subdivision; Inside City Limits: No); Public Remarks; aerial Photos 39-46

CONTRADICTIONS

- Public Remarks state the home has '4-5 Bedrooms' while the Structured Field for Bedrooms lists 4 - appraiser should confirm actual bedroom count, possibly related to the bonus room, office/study, or shop-based living quarters mentioned in remarks.

IMAGE QUALITY ISSUES

- Several main living areas are painted in strong saturated accent colors (orange, red, teal) that can visually distort perceived room finish and condition; on-site verification of true wall/trim/floor condition is recommended.

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

- Quality:** The dwelling is a 1995-built two-story traditional (Cape Cod-influenced) home with architectural detailing beyond a bare-bones builder box: wraparound covered porch with columns, multiple dormers, arched transom windows, brick water-table skirting, tray ceilings and crown molding in several rooms, and a wood-burning prefab fireplace with tile/brick surround. These are builder-grade-plus details consistent with a well-finished tract/custom home, not a high-end custom build. Original kitchen cabinetry (arched raised-panel boxes) and original bath cabinetry/tile appear to be standard-grade builder stock. Overall this reads as upper-end Q4 bordering on Q3.
- Condition:** The home appears well-maintained with no visible deferred maintenance, structural issues, or moisture staining in any photo. Some finish updates are evident (granite-look counters and tumbled-stone backsplash in kitchen, stained/polished concrete flooring in living/dining areas) layered onto original 1995 bones, consistent with an updated C3. Bathrooms show original tile, vanities, and fixtures with only fresh paint/decor, consistent with C3-to-C4 (dated but functional, well cared for). Exterior landscaping, porch, and roofline all appear in good condition with no wear issues visible.
- Kitchen/baths:** Kitchen shows a condition-level update (granite-look counters, tumbled-stone backsplash) over original builder cabinetry and dated white appliances - call it 'updated' rather than 'remodeled.' Baths (primary garden tub/shower combo, hall bath, powder bath, and shop half-bath) show original fixtures, cabinetry, and tile with no modernization evident - 'not updated' is the dominant condition, though secondary powder room finishes could not be fully confirmed.

Not visible/verified: Several rooms are painted in bold, saturated accent colors (orange, red, teal) that make it difficult to assess wall/trim condition and true finish quality from photos alone.; No close-up photos of roof shingles, gutters, or foundation exterior were provided to confirm condition beyond general appearance.; The detached shop's interior finish (paint, flooring, fixtures) appears utilitarian/converted and was not evaluated as part of the primary dwelling's quality/condition rating.; Kitchen appliance condition (white, older-style Whirlpool units) suggests they were not part of the counter/backsplash update; this could not be fully confirmed as to age.

37 Lindulake Dr, Cabot, 72023 MLS # 26008974

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[MEDIUM] Attached covered patio/ pergola-style structure with metal roof, wood posts, and ceiling fan

Substantial covered outdoor living structure attached to the rear of the home, not called out in structured fields or

remarks beyond general mention of 'outside' amenities.

Source: Photo 41

[MEDIUM] Wood rail fenced yard/paddock enclosure behind house

A wood rail fence encloses a portion of the rear yard, visible in ground-level and aerial photos; no corresponding structured field or remarks mention of fencing.

Source: Photos 43, 44, 47

REVIEW REQUIRED

- Confirm the nature of the small structure near the detached shop in Photo 42 (storage shed vs. utility box vs. neighbor's item).
- Confirm whether the wood rail fenced enclosure behind the house is a paddock, dog yard, or general property boundary fencing.
- Verify current condition/finish level of the secondary (non-primary) full bathroom, which appears less updated than the primary and in-law-quarters baths.

DETACHED OUTBUILDINGS

[HIGH] 720 sq ft detached shop with safe room

Remarks state a '720 sq ft shop with safe room, perfect for storage, hobbies, or workspace.' Matches the large gray metal outbuilding with garage door visible in Photos 42, 45-48 (aerial).

Source: Public Remarks

[LOW] Possible small additional storage structure near the shop

A small tan/olive rectangular structure is visible near the picnic table beside the main shop; could be a small storage shed, generator enclosure, or utility box. Not mentioned in remarks or structured fields - flagged for review.

Source: Photo 42

SITE & VIEW

[HIGH] 2.88 acres, wooded, private, sloped rural lot

Acreage confirmed by survey per structured data and echoed in remarks; aerial photos (45-50) show a heavily wooded, private setting distinct from typical subdivision lots.

Source: Structured Field (Approx Acreage 2.88, Lot: Sloped/Rural Property/Wooded); Public Remarks ('2.88 private acres', 'wooded surroundings')

DATED RENOVATIONS

[HIGH] New roof and gutters (2022)

"Recent updates include a new roof and gutters (2022)"

Source: Public Remarks

[HIGH] Trane HVAC system (2019)

"Trane HVAC system (2019)"

Source: Public Remarks

IMAGE QUALITY ISSUES

- No close-up photos of exterior roofing, siding, or brick condition beyond wide establishing shots.
- No interior photos of the detached shop provided.

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

Quality: Original construction consistent with a well-finished builder-grade home: brick & frame combo exterior, architectural shingle roof, crown molding throughout the main living areas, custom built-in bookcase millwork under the stairs, and a vaulted upstairs bonus/bedroom addition. Design complexity and materials place this

- above a base-grade tract house but short of custom/high-end work, consistent with Q3-to-Q4.
- Condition:** Well-maintained home with recently replaced major systems (roof/gutters 2022, HVAC 2019 per remarks) and updated kitchen finishes; some original secondary-bath finishes remain dated but functional. No visible deferred maintenance or safety issues observed in photos, consistent with C3.
- Kitchen/baths:** Kitchen shows granite counters and updated stainless appliances layered onto original builder-grade cabinet boxes (repainted) - consistent with 'updated,' not remodeled. Bathrooms are mixed: primary and in-law-quarters baths appear updated with newer counters/fixtures, while the secondary hall bath retains original-era painted cabinets and counter, suggesting it has not been updated to the same degree.

Not visible/verified: Could not inspect interior of the detached shop/safe room to assess its finish or condition.; Cannot verify countertop materials (granite vs. engineered stone) with certainty from photos alone.; Secondary hall bathroom finishes could not be closely examined for wear or age.; Fewer close-up/detail photos of exterior brick, roofing, and siding condition limit certainty on exterior condition rating.

210 Rosewood Valley, Cabot, 72023 MLS # 26010688

Photo count check: MATCH (44/44)

REVIEW REQUIRED

- Small round object visible in aerial photos between the house and detached shop (Photos 40-44) could not be identified with confidence and should be field-verified
- A red shed-type structure visible in aerial photos (Photos 38, 43-44) appears to sit outside the yellow subject-parcel boundary line and is likely on an adjacent property; boundary should be confirmed before excluding

DETACHED OUTBUILDINGS

[HIGH] Detached brick shop/outbuilding (currently fitted as a private gym)

Brick-clad detached structure with its own garage door and side entry door, architecturally matched to the main house, situated to the right of the driveway (Photo 1-3). Currently outfitted with weight racks, treadmill, and gym flooring per interior photos. Public remarks: 'separate shop building that serves as a stylish private gym currently.' Agent remarks: 'All of gym equipment and flooring in shop does not convey.'

Source: Structured Field (EXT. FEATURES: Shop); Public Remarks; Agent Remarks; Photo 2, Photo 3, Photo 32, Photo 34, Photo 35

POOLS & SITE IMPROVEMENTS

[HIGH] Outdoor stone masonry fireplace with patio and flanking stone bench seating

Large stone-clad fireplace structure with metal chimney cap, flanked by built-in stone bench seating on a concrete patio pad in the rear yard. Structured field lists 'Outdoor Fireplace' under FIREPLACE; public remarks reference 'outside fireplace.'

Source: Structured Field (FIREPLACE: Outdoor Fireplace); Public Remarks; Photo 36

SITE & VIEW

[HIGH] Excess, level, cleared acreage (2.39 acres)

Structured data confirms 2.39 acres with Level/Cleared lot characteristics. Public remarks describe 'an expansive, level, 2.39-acre lot.' Aerial photos show a substantially larger, more open cleared yard than immediately adjacent parcels, consistent with an above-typical site size for the subdivision.

Source: Structured Field (Approx Acreage 2.39; LOT: Level, Cleared); Public Remarks; Photo 1, Photo 38, Photo 40-44

IMAGE QUALITY ISSUES

- Aerial photos (38-44) have limited resolution to positively identify small structures/objects near or beyond the property boundary line

- A round dark object visible between the house and shop in aerial photos (Photos 40-44) cannot be definitively identified (possibly a propane tank or utility cover) due to distance and angle

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

- Quality:** Original construction reflects well-finished design well beyond typical builder grade: tray ceilings, extensive crown molding, arched transom windows, custom built-in cabinetry in the office, full masonry brick exterior extended to the detached outbuilding, architectural shingle roof, and a substantial stone masonry outdoor fireplace. Kitchen cabinetry itself is a stock arched-panel design (now painted), which is more builder-grade in form even though countertops/backsplash were later upgraded. Holistically this supports a Q3 impression, with the caveat that the kitchen cabinet boxes are closer to Q4 stock construction beneath the updated finishes.
- Condition:** Interior presents as very well maintained with no visible deferred maintenance, staged with recently updated finishes (paint, light fixtures, LVP flooring, kitchen quartz counters per remarks). No cracks, staining, or soundness issues observed in any photo. Bathrooms show modern tile and fixtures, though it is not explicitly confirmed in remarks whether the primary/secondary bath finishes were part of the same recent update push or are original-quality builder finishes that have simply aged well. Overall this is consistent with a C2-to-C3 impression.
- Kitchen/baths:** Kitchen: original stock arched-panel cabinet boxes with a stated recent quartz countertop and backsplash update (no cabinet replacement) - classified as 'updated.' Baths: modern-looking tile, quartz-look counters, and matte-black fixtures throughout; no explicit remodel/update date given in remarks, but finishes appear current and well-kept - classified as 'updated' with some uncertainty as to whether this reflects original higher-grade builder finish versus a discrete update.

Not visible/verified: Photo coverage is extensive (44 photos, >8 interior rooms including kitchen, baths, bedrooms, office, laundry, bonus room, and gym) supporting a HIGH confidence interior impression; Could not verify roof condition up close or attic/mechanical areas; Staging furniture/decor in several rooms may obscure some flooring or wall condition detail; Timing/scope of bathroom finish updates is not explicitly stated in remarks, creating some uncertainty in the 'updated' bath classification

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	305 Edgewood Dr (SUBJECT) MLS # 26020910	245 Memory Ln MLS # 25007834	415 Hickory Hills Drive MLS # 25013848	85 Confederate Woods Road MLS # 25030563	1195 Pickthorne Road MLS # 25049088	37 Lindulake Dr MLS # 26008974	210 Rosewood Valley MLS # 26010688
Q/C impression	[M] Q3 / C3 K: updated B: not updated	[H] Q3-to-Q4 / C3 K: not updated B: not updated	[M] Q3-to-Q4 / C3 K: remodeled B: updated	[H] Q3 / C3 K: not updated B: not updated	[M] Q3-to-Q4 / C3 K: updated B: not updated	[M] Q3-to-Q4 / C3 K: updated B: updated	[H] Q3 / C2-to-C3 K: updated B: updated
Vs. subject (advisory)	-	Q similar / C similar Both present as well-finished Q3-level homes with similar architectural detailing; condition is comparable since both retain original, unmodernized kitchens/baths despite good upkeep.	Q similar / C superior Quality impressions are close, but this comparable shows a fuller renovation scope (remodeled kitchen, quartz counters, updated baths) versus the subject's lightly refreshed kitchen and unmodernized baths.	Q similar / C similar Both are well-maintained Q3 homes with original, not-updated kitchens and baths, keeping the condition picture aligned with the subject.	Q inferior / C similar Design elements (standard doors, original builder cabinetry) place this comparable slightly below the subject's Q3 impression, while both share an updated kitchen over original cabinetry and unmodernized baths, keeping condition comparable.	Q inferior / C superior Builder-grade cabinet boxes and simpler trim place this comparable a step below the subject in quality, while its updated primary/in-law baths and recently replaced roof and HVAC give it an edge in condition over the subject's unmodernized baths.	Q similar / C superior Quality is comparable at a well-finished Q3 level, but this comparable's fuller recent update package (new flooring, paint, quartz counters, modern bath tile/fixtures) reflects a more complete renovation than the subject's lighter kitchen refresh and unmodernized baths.
Detached outbuildings	[H] Detached brick shop [H] Detached 3-car garage	[M] Detached outbuilding with green shingle roof and white siding, separate from the main house and attached 3-car garage, located near the driveway loop	[H] Detached shop/carport building	[H] Detached shop/garage building with approx. 420 sq ft of climate-controlled living space and a full bath above a 30' x 24' two-car garage, brick construction matching the main house, served by a separate 200' concrete driveway	[H] 60x40 heated and cooled shop with a bathroom and kitchen (potential in-law quarters/apartment conversion per remarks) [H] 20x40 RV carport with utilities	[H] 720 sq ft detached shop with safe room [L] Possible small additional storage structure near the shop	[H] Detached brick shop/outbuilding (currently fitted as a private gym)
Photo-only findings	[M] Wet bar with sink and built-in beverage refrigerator in bonus/flex room [M] Built-in bench and cabinetry at side entry (mud room-style built-in)	[M] Wood pergola over rear deck/pool area	-	[L] Possible small pond or standing water feature visible at the rear/side tree line in the aerial photo	[M] Stone-clad fire feature/fire bowl column at poolside patio	[M] Attached covered patio/pergola-style structure with metal roof, wood posts, and ceiling fan [M] Wood rail fenced yard/paddock enclosure behind house	-

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Pools & site improvements	-	[H] Above ground pool with winter cover, set into a paver/deck surround at rear of home [M] Wood pergola structure over rear deck/pool area	-	-	[H] 24x36 in-ground saltwater pool with 10x16 sun shelf [M] Electric retractable sunshade awning over rear patio [H] Iron fence enclosing pool and rear patio	-	[H] Outdoor stone masonry fireplace with patio and flanking stone bench seating
Site & view	[H] 3.00-acre homesite	[H] 5.00-acre wooded, sloped lot providing privacy/setback from neighbors	[M] Lake view [H] Excess/usable acreage (4.86 acres)	[M] 0.91-acre lot (approx. 263' x 150') - larger than a typical subdivision lot, providing substantial usable yard and side-yard space [L] Heavily wooded surrounding tree line providing privacy/screening from neighboring properties	[H] 2.25-acre corner lot, outside city limits, not in a subdivision	[H] 2.88 acres, wooded, private, sloped rural lot	[H] Excess, level, cleared acreage (2.39 acres)
Dated renovations	-	[H] Roof replaced 2017 [H] Geothermal water furnace unit installed 2009 [H] Water heater replaced 2024	-	[H] New dishwasher & disposal, July '25 [H] New roof & HVAC in 2022	-	[H] New roof and gutters (2022) [H] Trane HVAC system (2019)	-

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Review required	- No interior photos of the detached shop or 3-car garage were provided; condition, size, and construction quality of ... - Color-cast photos (41, 42-47) should be reviewed against additional/original-lighting images if available to confirm ...	- Confirm the nature, size, and ownership of the detached green-roofed outbuilding visible near the driveway in aerial ... - Verify whether the bonus storage room above the garage (referenced in public remarks and shown unfinished in Photo 43) ...	- Agent Remarks reference 'associated Docs for Complete List of Improvements and SPD' which were not provided for review ... - Storm shelter is present per Agent Remarks exclusions ('Storm Shelter... does not convey and will be removed') - ... - Two lots/two parcels are noted (Lot 7 and S part of Lot 5) with tax figures reflecting only the house parcel - confirm ... - Deck areas show lattice skirting suggesting elevated/pier-supported construction on a sloped lot (Photos 2, 44) - ... - Attic-level secondary bathroom (Photo 29) shows more dated fixtures than the remodeled kitchen/primary bath - recommend ...	- Ambiguous small water feature visible in aerial Photo 2 near the tree line - confirm whether it lies within the subject ... - Detached shop/garage's upper bonus room and storage level are largely obscured by belongings - an on-site inspection is ...	- Bedroom count discrepancy: remarks cite 4-5 bedrooms vs. structured field of 4 - confirm which rooms/spaces (including ... - Verify whether the 60x40 shop's kitchen/bath area is being treated as an accessory dwelling unit or non-GLA outbuilding ... - Confirm origin/permanence of the poolside stone fire feature noted only in photos (Photos 9, 48, 49), as it is ...	- Confirm the nature of the small structure near the detached shop in Photo 42 (storage shed vs. utility box vs. ... - Confirm whether the wood rail fenced enclosure behind the house is a paddock, dog yard, or general property boundary ... - Verify current condition/finish level of the secondary (non-primary) full bathroom, which appears less updated than the ...	- Small round object visible in aerial photos between the house and detached shop (Photos 40-44) could not be identified ... - A red shed-type structure visible in aerial photos (Photos 38, 43-44) appears to sit outside the yellow subject-parcel ...
Contradictions	-	-	-	-	- Public Remarks state the home has '4-5 Bedrooms' while the Structured Field for Bedrooms lists 4 - appraiser should ...	-	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

210 Rosewood Valley presents as the best-maintained property in the set, showing a comprehensive recent update cycle (fresh paint, new LVP flooring, quartz kitchen counters, modern bath tile/fixtures) with no visible deferred maintenance. 415 Hickory Hills Drive and 37 Lindulake Dr form a middle tier, each combining recent system replacements (roof/HVAC dates cited) with kitchen remodels and at least partial bath updates. 245 Memory Ln, 85 Confederate Woods Road, 1195 Pickthorne Road, and the subject (305 Edgewood Dr) cluster together as well-maintained homes with recent mechanical upkeep but original or only partially refreshed kitchens/baths - none show

deferred maintenance, but none carry the fuller renovation scope seen in the middle tier.

QUALITY

210 Rosewood Valley leads modestly on design complexity (tray ceilings, custom built-in cabinetry, masonry outdoor fireplace, full brick on house and outbuilding). 85 Confederate Woods Road and the subject (305 Edgewood Dr) present similarly at a solid Q3 level, with well-finished but semi-custom detailing. 245 Memory Ln and 415 Hickory Hills Drive sit a step below, at the Q3-to-Q4 boundary, due to elements like standard tile counters or stock hollow-core doors moderating otherwise above-builder-grade design. 1195 Pickthorne Road and 37 Lindulake Dr anchor the lower end of the set, also at Q3-to-Q4 but with more builder-stock cabinetry and trim pulling them toward Q4. Overall the quality spread across the set is fairly narrow.

VERSUS SUBJECT

Against the subject (305 Edgewood Dr), most comparables read as similar in overall quality, reflecting a fairly homogeneous Q3-level set. 1195 Pickthorne Road and 37 Lindulake Dr trend slightly below the subject in quality due to more builder-stock cabinet/door elements pulling them toward Q4. On condition, 210 Rosewood Valley, 415 Hickory Hills Drive, and 37 Lindulake Dr show more complete renovation cycles (updated or remodeled kitchens and baths, stated recent system replacements) than the subject, whose kitchen received only a light refresh (countertops/hardware over original stock cabinetry) and whose baths remain unupdated from 2004 construction. 245 Memory Ln, 85 Confederate Woods Road, and 1195 Pickthorne Road track closely with the subject's condition profile - well-maintained but with limited or no kitchen/bath modernization.

- 245 Memory Ln: quality similar, condition similar - Both present as well-finished Q3-level homes with similar architectural detailing; condition is comparable since both retain original, unmodernized kitchens/baths despite good upkeep.
- 415 Hickory Hills Drive: quality similar, condition superior - Quality impressions are close, but this comparable shows a fuller renovation scope (remodeled kitchen, quartz counters, updated baths) versus the subject's lightly refreshed kitchen and unmodernized baths.
- 85 Confederate Woods Road: quality similar, condition similar - Both are well-maintained Q3 homes with original, not-updated kitchens and baths, keeping the condition picture aligned with the subject.
- 1195 Pickthorne Road: quality inferior, condition similar - Design elements (standard doors, original builder cabinetry) place this comparable slightly below the subject's Q3 impression, while both share an updated kitchen over original cabinetry and unmodernized baths, keeping condition comparable.
- 37 Lindulake Dr: quality inferior, condition superior - Builder-grade cabinet boxes and simpler trim place this comparable a step below the subject in quality, while its updated primary/in-law baths and recently replaced roof and HVAC give it an edge in condition over the subject's unmodernized baths.
- 210 Rosewood Valley: quality similar, condition superior - Quality is comparable at a well-finished Q3 level, but this comparable's fuller recent update package (new flooring, paint, quartz counters, modern bath tile/fixtures) reflects a more complete renovation than the subject's lighter kitchen refresh and unmodernized baths.

- The set is quality- and condition-homogeneous overall; no comparable sits a full internal-score step from the set's center on either scale.

- 1195 Pickthorne Road and 37 Lindulake Dr are the furthest toward the lower-quality end of the set (more builder-stock detailing), though still within a moderate range of the rest.

- 210 Rosewood Valley is the furthest toward the higher-condition end of the set given its comprehensive recent update scope, but the gap versus the rest of the set remains moderate rather than extreme.

- 415 Hickory Hills Drive's assessment is MEDIUM confidence due to inconsistent bath update levels (primary vs. secondary) and no stated dates for major system replacements, so its condition edge over the subject should be treated as a moderate rather than definitive call.

- 1195 Pickthorne Road's assessment is MEDIUM confidence because bold accent-color paint in several rooms limited clear evaluation of wall/trim condition, and no roof or foundation close-ups were available.

- 37 Lindulake Dr's assessment is MEDIUM confidence given limited close-up photos of exterior materials and inability to confirm countertop material, tempering the strength of its

condition-superior call.

- The subject (305 Edgewood Dr) assessment itself is MEDIUM confidence due to color-cast lighting artifacts in later photos obscuring true finish detail in the kitchen and primary bath, and no interior views of the garage/shop were available, so subject-side comparisons carry some inherent uncertainty.

- 210 Rosewood Valley's assessment is HIGH confidence given extensive photo coverage, though the exact timing/scope of its bathroom updates is not explicitly stated in remarks.