34 Trenton Dr

Comp feature detection report for the work file

Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20261111-141314-34-trenton-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.

34 Trenton Drive, Greenbrier, 72058 MLS # 26020692 [SUBJECT]

Photo count check: MATCH (49/49)

REVIEW REQUIRED

- Ownership/boundary of the green-roofed shed visible beyond the rear fence line (Photo 39, 44) is ambiguous and should be field-verified.
- Kitchen renovation is marketed as 'remodeled' with structural elements (vaulted ceiling, skylights, beams); recommend field verification of scope/effective age for kitchen area.
- Upstairs Jack-and-Jill bathroom and any half bath were not clearly visible in photos to confirm update status.

DETACHED OUTBUILDINGS

[MEDIUM] Small storage shed in rear yard

Small tan/beige shed with white door visible near deck stairs, appears to sit within the fenced rear yard per aerial Photo 48; size and construction type not clearly discernible; not referenced in structured fields or remarks.

Source: Photo 47

[LOW] Shed with green roof visible beyond rear fence line

A shed with a green/teal roof appears in the distance behind the subject's rear wood fence; position suggests it may belong to a neighboring property rather than the subject lot - boundary is ambiguous from available photos.

Source: Photo 39, Photo 44

POOLS & SITE IMPROVEMENTS

[HIGH] Hot tub/spa

Public remarks state 'a Hot tub that conveys with the home'; confirmed in Photo 38, 45, 46 showing an in-deck hot tub with cover.

Source: Structured Field (Area Amenities: Hot Tub; Ext. Features: Hot Tub/Spa; Interiors: Whirlpool/Hot Tub/Spa) / Public Remarks

[HIGH] Outdoor stone fireplace with wood-fired pizza oven under covered pavilion

Remarks describe 'an outdoor living area complete with a wood-burning fireplace, wood-fired pizza oven and professional landscaping'; photos show a stone fireplace/oven structure under a metal-roofed pavilion on a paver patio.

Source: Public Remarks / Photo 39, 40

[HIGH] Stone walkways and paver patio hardscaping

Remarks note 'Beautiful stone walkways'; photos confirm extensive flagstone and paver pathways connecting deck, gazebo, and yard areas.

Source: Public Remarks / Photo 39, 42, 44

[HIGH] Large multi-tier wood deck

Expansive multi-level rear deck spanning much of the home's rear elevation with hot tub and grill area (Photo 38, 41, 43, 45-47); wood shows weathering/graying consistent with age.

Source: Structured Field (EXT. FEATURES: Deck, Porch)

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

Quality: Original construction (2005, brick & frame) presents as well-finished with upgrades beyond typical builder grade, consistent with Q3: two-story foyer with arched transom window and wrought-iron glass entry door, slate tile entry, oak staircase with turned balusters, crown molding and tray ceilings throughout, wainscoted/wallpapered formal dining room, and a vaulted great-room/kitchen area with exposed wood beams and skylights. These are original design/architectural elements, not later cosmetic add-ons, supporting a Q3 (rather than stock Q4) classification. Not assessed as Q2 custom given no evidence of architect-level custom design beyond semi-custom production-builder upgrades.

Condition: Interior presents as well-maintained with limited wear and visible updates, consistent with C3. Paint, flooring, and fixtures appear fresh with no deferred maintenance evident inside. Exterior brick and landscaping are well kept, though the large rear deck shows graying, weathered wood consistent with age/sun exposure, a minor condition detractor.

Kitchen/baths: Kitchen: public remarks describe a 'remodeled kitchen' with quartz counters, built-in coffee bar, walk-through pantry, double ovens, and new dishwasher; photos confirm a vaulted kitchen/breakfast area with skylights, wood beams, large island with farmhouse sink, and stainless professional-style range, consistent with a significant remodel (kitchen_status: remodeled). Baths: primary bath features a stacked-stone accent wall, dual vessel sinks, soaking tub, and large walk-in tile shower, consistent with remodeled; two secondary baths also show vessel sinks and updated tile/countertops. Upstairs Jack-and-Jill bath only glimpsed (toilet visible, Photo 31) and could not be fully assessed.

Not visible/verified: Roof condition beyond the stated 'Architectural Shingle' material could not be verified from photos (no close-up or age indicators); Garage interior, attic, and crawlspace/foundation were not shown in photos; Upstairs Jack-and-Jill bathroom and any half bath were not clearly visible to confirm update status; Kitchen is described in remarks as 'remodeled,' and photos show a vaulted addition with skylights/beams consistent with a structural-level renovation; however, whether original cabinet boxes were retained versus fully replaced could not be confirmed, which affects only effective age, not quality scoring

26 Trenton Drive, Greenbrier, 72058 MLS # 25034815

Photo count check: MATCH (16/16)

PHOTO-ONLY FINDINGS

[MEDIUM] Additional gray shed structure in rear yard

Distinct from the brick-matched 'shop' called out in remarks; appears as a separate small shed with double doors, not itemized in structured fields or remarks.

Source: Photo 15, Photo 16

REVIEW REQUIRED

- Confirm whether the gray shed seen in Photos 15/16 is a second structure distinct from the 'matching shop' described in remarks, or the same structure viewed from a different angle - tree cover and limited photo angles make this ambiguous.
- Secondary and half baths were not shown in photos; baths_status assessment is based on the primary bath only.
- Verify roof and HVAC system ages, which are not stated in remarks or visible with enough detail in photos to assess effective age.

DETACHED OUTBUILDINGS

[HIGH] Detached shop, brick/siding exterior matching the house, with a garage-style door, accessed from the driveway

Structured field lists 'Shop' under Ext. Features; public remarks state 'Matching shop has access from the driveway

and is wired for 110V.' Photo 14 shows a detached building with brick wainscot matching the house, a light-colored garage door, and direct driveway access.
Source: Structured Field + Public Remarks + Photo 14

[MEDIUM] Additional small gray outbuilding/shed with double doors, separate from the brick-matched shop
A distinct smaller gray shed with double doors is visible to the right of the brick-sided shop building in the rear yard (Photo 15) and appears again in the aerial view (Photo 16). This structure is not described in remarks (which reference only one 'matching shop') nor itemized separately in structured fields.
Source: Photo 15, Photo 16

POOLS & SITE IMPROVEMENTS

[HIGH] Fire pit / circular patio area in rear yard
Public remarks mention 'a fire pit.' Photo 13 shows a fire-pit lid/cap near the deck stairs, and the aerial Photo 16 shows a distinct circular paver patio consistent with a fire pit installation in the side/rear yard.
Source: Public Remarks + Photo 13, Photo 16

[LOW] Possible built-in outdoor cabinet/counter on covered deck
A dark built-in cabinet/counter structure is visible at the edge of the covered deck; it is not mentioned in remarks or structured fields and could be a storage cabinet or outdoor kitchen element - insufficient detail to confirm purpose.
Source: Photo 13

SITE & VIEW

[MEDIUM] 0.43-acre lot, modestly larger than a typical subdivision parcel
Approx Acreage listed as 0.43, Lot described as Level, In Subdivision. This is somewhat above a typical quarter-acre subdivision lot and may represent a mild site-size differential, though not clearly 'excess' acreage by rural standards.
Source: Structured Field

IMAGE QUALITY ISSUES

- Aerial Photo 16 is significantly obscured by mature tree canopy, limiting ability to fully confirm number, size, and layout of rear-yard structures and site improvements.

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

Quality: Consistent with Q4 (stock/builder-grade) construction with above-average millwork. The dwelling is a 2003 brick traditional two-story with architectural shingle roof, 9' ceilings, extensive crown molding, wainscoting, and built-in cabinetry that push slightly above a bare-bones builder spec, but the kitchen cabinetry (stock raised-panel oak), tile backsplash, and bath vanities are standard builder-grade materials typical of the era. No custom millwork, structural complexity, or high-end material palette (stone, custom windows, etc.) was observed to support a Q3 call.

Condition: Consistent with C3 - the home presents as well-maintained with limited visible wear. Wood floors are in good condition with a healthy finish, walls and trim are freshly painted, and the kitchen shows a partial update (quartz counters, newer stainless refrigerator/dishwasher) layered onto original oak cabinetry and original white double wall ovens. The primary bath appears original to the builder spec (solid-surface counter, white cabinetry) with newer fixtures, but no evidence of remodeling. No deferred maintenance, staining, or structural concerns were observed in available photos.

Kitchen/baths: Kitchen: original oak cabinetry and backsplash with updated quartz counters and newer stainless appliances layered in - net effect is 'updated' condition on builder-grade bones. Primary bath: original builder-grade vanity/counter with updated fixtures; appears 'not updated' per UAD definition. Secondary baths not shown in photos.

Not visible/verified: Secondary/half baths not shown in photos; baths_status reflects primary bath only; No close-up photos of roof covering condition, siding, or foundation to confirm exterior condition details; No interior photos of upstairs bedrooms other than the bonus/game room; Age/condition of HVAC and roof not stated in remarks or structured fields beyond general systems list

6 Stockbridge Drive, Greenbrier, 72058 MLS # 25036920

Photo count check: MATCH (48/48)

REVIEW REQUIRED

- Confirm actual kitchen and bath renovation status on-site, as marketing photos show dated tile countertops/backsplash and bath fixtures despite remarks claiming 'impeccably maintained condition' and 'custom cabinetry.'
- Verify condition and functional status of HVAC units and water heater claimed as 'brand-new' and '3-year-old' in remarks, as no invoices or structured dates were provided.
- Confirm layout/completion date and structural integration of the breakfast room addition referenced in Agent Remarks, since it affects gross living area and effective age calculations.

DETACHED OUTBUILDINGS

[HIGH] **Detached covered outdoor bar/kitchen pavilion with built-in grill, mini fridge, and bar seating ('The Barnard Bar'), wood post-and-beam construction with corrugated metal roof**

Public Remarks mention an 'outdoor kitchen area' for entertaining; photos show a substantial free-standing roofed bar structure with a built-in gas grill, drink fridge, and bar-height seating for approximately 5-6, located in the side/rear yard near the fire pit.

Source: Public Remarks; Photo 39, Photo 41, Photo 43, Photo 44

POOLS & SITE IMPROVEMENTS

[HIGH] **Outdoor wood-burning fireplace under vaulted, tongue-and-groove covered back porch with mounted TV and stone chimney**

Structured fields list 'Outdoor Fireplace' present; remarks describe a 'custom covered back porch...complete with a wood-burning fireplace and tongue-and-groove vaulted ceilings.' Photo 40 confirms a full-height stacked stone fireplace with wood mantel and mounted TV under a covered brick-and-wood porch.

Source: Structured Field (Outdoor Fireplace); Public Remarks; Photo 40

[HIGH] **Established fire pit with stone patio seating area**

Remarks reference an 'established fire pit' for gatherings; Photo 42 shows a metal fire bowl set on a flagstone patio surrounded by six Adirondack-style chairs, positioned near the outdoor bar pavilion.

Source: Public Remarks; Photo 42

SITE & VIEW

[HIGH] **2-acre homesite with open field/pastoral surroundings in low-density subdivision**

Structured data confirms a 2.00-acre lot; aerial photos show the home set well back from the road with substantial open yard/field acreage on multiple sides, offering above-typical usable land and long sightlines compared to standard subdivision lots.

Source: Structured Field (Approx Acreage 2.00; Lot Dimensions +/- 2 acres); Public Remarks; Photo 45, Photo 46, Photo 47, Photo 48

DATED RENOVATIONS

[HIGH] **Roof age dated to June 8, 2015**

Agent Remarks state verbatim: 'Roof age is June 8 2015.'

Source: Agent Remarks

CONTRADICTIONS

- Agent Remarks note total square footage reflects an addition ('after adding on the breakfast room'), but no separate structured field documents a living area addition or its completion date; Public Remarks describe the breakfast room as 'newly updated' without further detail, so the scope/date of this addition could not be corroborated beyond the agent's note.

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

Quality: Exterior and interior detailing (brick & frame combo, multiple front-facing gables and dormers, covered porch with square columns, interior crown molding, decorative columns, wainscoting/paneled half-walls, and built-in cabinetry) indicate a custom-built home with design and millwork complexity well beyond typical builder-grade stock, consistent with Q3. No evidence of true custom/high-end (Q2) materials such as stone exterior, elaborate ceiling treatments, or designer-grade fixtures throughout.

Condition: Overall condition appears well-maintained with recent mechanical updates, consistent with C3. Flooring is stated as updated and photographs show floors, paint, and finishes in good, move-in-ready condition with no visible deferred maintenance. However, kitchen countertops (tile) and bathroom finishes (tile flooring, dated jetted tub/fixtures) appear original to construction and are not updated, which keeps the holistic rating from reaching C2.

Kitchen/baths: Kitchen retains original painted cabinetry, tile countertops with wood edge banding, and tile backsplash; appliances (stainless microwave, black glass cooktop, black dishwasher) appear newer but do not constitute a full kitchen remodel or counter/cabinet update, so 'not updated' is used. Primary and secondary baths show tile flooring, a garden/jetted tub, and traditional fixtures consistent with original 2001 construction; no granite, frameless glass, or modern tile work observed, supporting 'not updated' for baths as well.

Not visible/verified: Only two bathrooms are clearly shown in photos (primary and one hall bath); condition of the third full bath could not be verified.; Kitchen countertop material is visually consistent with tile across available images, but close-up detail of wear/chips could not be fully assessed from marketing photos.; Garage interior condition was not visible in any provided photo.; Roof age (2015) is agent-stated and not independently verifiable from photos beyond general appearance of the shingles, which looks consistent with a roof roughly a decade old.

11 E Chateau Estates, Greenbrier, 72058 MLS # 26017793

Photo count check: MATCH (49/49)

PHOTO-ONLY FINDINGS

[MEDIUM] Fenced garden plot with raised garden bed rows in side/rear yard

Aerial photos show a distinct smaller fenced enclosure containing what appear to be raised vegetable garden bed rows, separate from the main fenced lawn area. Not referenced in structured fields or remarks; detail limited by aerial viewing distance.

Source: Photo 42, 44, 45, 49

REVIEW REQUIRED

- Confirm full extent and condition of all bathrooms not fully pictured (upstairs bonus-room bath, one Jack-and-Jill bath) before finalizing bath condition/update rating.
- Verify nature and ownership of the fenced garden plot visible in aerial photos, as it is not referenced in structured fields or remarks.

SITE & VIEW

[HIGH] 0.58-acre lot situated on a quiet cul-de-sac

Lot size and cul-de-sac placement noted in structured acreage field and public remarks; aerial photos confirm a larger, irregular cul-de-sac lot relative to neighboring rectangular lots (Photos 42, 44-49).

Source: Structured Field (Approx Acreage 0.58) / Public Remarks ('quiet cul de sac')

[HIGH] **Private, tree-lined rear yard with wooded buffer**
Public remarks describe a 'huge tree lined backyard that offers added privacy'; photos confirm a large open rear lawn backing to a dense wooded tree line providing screening from adjacent properties.
Source: Public Remarks / Photos 34, 37, 38, 40, 44, 45

DATED RENOVATIONS

[HIGH] **New roof**
"NEW roof (2024)"
Source: Agent Remarks (Showing Remarks)

[HIGH] **HVAC upstairs unit**
"HVAC UP (Sept. 2025)"
Source: Agent Remarks (Showing Remarks)

[HIGH] **HVAC downstairs unit**
"HVAC Down (2021)"
Source: Agent Remarks (Showing Remarks)

[HIGH] **LVP flooring installed in primary bedroom and bonus room; carpet installed in 2 bedrooms and bonus room**
"LVP flooring in primary BR & bonus rm, carpet in 2 BR's & bonus room (2020)"
Source: Agent Remarks (Showing Remarks)

[HIGH] **Kitchen countertops replaced**
"kitchen countertops (2020)"
Source: Agent Remarks (Showing Remarks)

[HIGH] **Microwave replaced**
"microwave (2024)"
Source: Agent Remarks (Showing Remarks)

[HIGH] **Interior paint**
"paint (2020-2021)"
Source: Agent Remarks (Showing Remarks)

[HIGH] **Deck built/replaced**
"deck (2020)"
Source: Agent Remarks (Showing Remarks)

[HIGH] **Septic system serviced**
"septic Svcd (2024)"
Source: Agent Remarks (Showing Remarks)

CONTRADICTIONS

- Structured field lists 'Whirlpool/Hot Tub/Spa' under INTERIORS, but photos (20-21) show this refers to an interior corner whirlpool garden tub in the primary bathroom, not an exterior spa or hot tub installation - this should not be read as a site/yard amenity.

IMAGE QUALITY ISSUES

- Several exterior/yard photos are high-altitude aerial shots, limiting ability to confirm fine details such as the fenced garden bed contents or roof material condition up close.

- No photos provided of the garage interior.

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

Quality: Dwelling presents architectural detail consistent with Q3 (arched window surrounds, two-story foyer with arched transom, extensive crown molding, columns, chair rail/wainscoting in dining room) layered over what is otherwise a fairly standard builder floor plan and stock cabinetry, placing overall quality at the Q3-to-Q4 boundary. Kitchen cabinetry is stock raised-panel painted stock, not custom millwork, which pulls the kitchen component toward Q4 even though common-area trim detail is Q3-level.

Condition: Home presents as well-maintained with several recent system and cosmetic updates (new roof 2024, HVAC components 2021/2025, flooring/paint/countertops 2020-2021, septic serviced 2024). No deferred maintenance or soundness issues are visible in photos. Some cosmetic updates (carpet, paint, countertops) date to 2020 and are aging into the C3 range rather than appearing brand-new, consistent with a well-maintained, limited-wear impression rather than like-new condition.

Kitchen/baths: Kitchen cabinetry is original stock painted raised-panel design with countertops replaced in 2020 (per remarks) - a condition-only update (improved finish, no cabinet or layout change), supporting 'updated' status. Bathrooms (primary corner whirlpool tub, Jack-and-Jill double vanity, and half bath) show no stated remodeling or updates in remarks and photograph as consistent with original 2006 construction finishes - supporting 'not updated' status for the dominant bath condition.

Not visible/verified: Not all four full bathrooms are fully photographed - the upstairs bonus-room bath and one Jack-and-Jill bath view are partial or limited to vanity shots only; Garage interior condition was not shown in any photo; Rear exterior wall/foundation condition viewable only from elevated aerial distance, limiting close inspection; MLS photos are staged marketing images; minor wear, cosmetic flaws, or problem areas may be minimized or omitted

39 Trenton Drive, Greenbrier, 72058 MLS # 26027909

Photo count check: MATCH (47/47)

PHOTO-ONLY FINDINGS

[MEDIUM] Built-in desk/cabinetry in upstairs bonus or office room

A built-in wood desk with flanking cabinetry runs along one wall of an upper-level room, likely the 'Office/Study' or 'Bonus Room' listed in structured fields, but the built-in furniture itself is not mentioned in remarks or structured fields.

Source: Photo 31

[LOW] Partial structure/roofline visible beyond rear fence line in aerial photo

A roof and parked equipment are visible at the top of the aerial frame beyond the rear fence; this likely belongs to a neighboring property rather than the subject site, creating ambiguity.

Source: Photo 2

REVIEW REQUIRED

- Clarify the structured-field bedroom level discrepancy ('3 Bedrooms Lower Level' vs. Crawl Space foundation and remarks describing only main/upper levels) to confirm there is no basement or walkout level being overlooked.

- Confirm ownership/boundary of the partial structure visible over the rear fence line in the aerial photo (Photo 2) to ensure it is not mistakenly attributed to the subject property.

DETACHED OUTBUILDINGS

[HIGH] 20x20 detached shop/pool house with brick wainscoting, vinyl siding, and French doors

Public remarks describe a '20x20 shop' usable as workshop, pool house, or storage. Photos confirm a detached single-story outbuilding beside the pool with brick skirting, vinyl lap siding, paned French doors on two sides, and an

unfinished interior with a workbench, open wood shelving, and a sealed concrete floor.
Source: Public Remarks; Photos 32, 37, 38

POOLS & SITE IMPROVEMENTS

[HIGH] Inground pool (free-form, gunite/concrete deck)
Remarks state 'inground pool'; aerial and ground-level photos confirm a large free-form pool with surrounding broom-finished concrete decking.
Source: Public Remarks; Photos 2, 32-36, 40, 43

[MEDIUM] Diving board at pool
A diving board is visible at the deep end of the pool in multiple photos; not mentioned in public remarks or structured fields.
Source: Photos 34, 36, 43

[HIGH] New rear deck with composite decking and metal railing overlooking pool
Remarks reference a new deck overlooking the pool; photos show a large composite/PVC-decked deck with black aluminum railing extending off the rear of the home.
Source: Public Remarks ("beautiful new deck"); Photos 32, 33, 40

[MEDIUM] Metal perimeter fencing enclosing deck/pool area
Black metal fencing surrounds the deck and appears to extend around portions of the pool area, likely for pool-safety compliance; not referenced in remarks or structured fields.
Source: Photos 32, 33, 39

SITE & VIEW

[MEDIUM] Mature wooded buffer along rear and side yard providing privacy screening
Dense mature trees border the rear and portions of the side yard beyond the fence line, visible in both aerial and ground-level photos, providing greater privacy than typical for the subdivision.
Source: Photos 2, 32-36, 43, 46, 47

[LOW] Distant wooded ridge/hillside visible beyond rear property line
Aerial photos show a tree-covered ridge in the background beyond the subject's rear boundary; unclear whether this constitutes a protected or marketable view versus simply adjoining wooded common ground. Not mentioned in remarks.
Source: Photos 46, 47

CONTRADICTIONS

- Structured FEATURES field lists bedroom distribution as 'Primary Bedroom/Main Lv' + '2 Bedrooms Upper Level' + '3 Bedrooms Lower Level' (implying 6 bedrooms across three levels), but Beds field totals only 5 and Public Remarks describe just two levels - three bedrooms on the main level (including primary) and two bedrooms upstairs. Combined with a Crawl Space foundation (no basement), the 'Lower Level' bedroom entry appears to be a data-entry error.

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

Quality: The dwelling presents as an enhanced builder-grade traditional brick home (built 2003) with above-standard original finish touches - crown molding, ceiling beams, granite in kitchen and baths, tile backsplash, and built-in cabinetry - but retains builder-grade doors, trim profiles, and window/door grade typical of production construction. This places it between a well-finished Q3 and a standard Q4; later cosmetic updates (repainted cabinets, new flooring) do not raise this assessment.

Condition: Overall the home presents as well-maintained with limited wear and several completed updates (repainted kitchen cabinetry, new deck, apparently remodeled secondary bath, and updated flooring in some upper-level

rooms), consistent with C3. No deferred maintenance or soundness issues were visible in the photos provided.

Kitchen/baths: Kitchen cabinetry appears repainted with added granite counters and tile backsplash (modernized, no structural change = updated). Primary bath has an original-era granite double vanity, soaking tub, and walk-in shower (updated); a secondary upstairs bath appears to have been substantially remodeled with new vanity, fixtures, and tiled shower.

Not visible/verified: Property appears vacant per listing (Realtor Safety: Vacant); empty, professionally lit rooms can obscure minor wear or deferred maintenance; No photos of attic, crawl space, roof close-up, or mechanical systems (HVAC/water heater) were provided to assess condition of those components; Cannot confirm age of kitchen cabinet boxes beneath the repainted finish; assumed original to construction absent contrary evidence; Downstairs hall bath (tub/shower combo, Photo 20) shows older-style white subway tile surround with newer granite top layered on, suggesting partial rather than full update

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	34 Trenton Drive (SUBJECT) MLS # 26020692	26 Trenton Drive MLS # 25034815	6 Stockbridge Drive MLS # 25036920	11 E Chateau Estates MLS # 26017793	39 Trenton Drive MLS # 26027909
Q/C impression	[H] Q3 / C3 K: remodeled B: remodeled	[M] Q4 / C3 K: updated B: not updated	[M] Q3 / C3 K: not updated B: not updated	[H] Q3-to-Q4 / C3 K: updated B: not updated	[M] Q3-to-Q4 / C3 K: updated B: updated
Vs. subject (advisory)	-	Q inferior / C similar Stock builder-grade cabinetry and absence of custom millwork place this comp a full step below the subject's upgraded architectural detailing (vaulted beamed ceilings, wrought-iron entry, stacked-stone accents), while its well-maintained, limited-wear presentation keeps condition broadly comparable to the subject despite an unremodeled primary bath.	Q similar / C similar Both properties show custom-level architectural detailing (complex rooflines, columns, wainscoting) supporting a similar quality call; condition is close overall, though this comp's original kitchen countertops and unremodeled baths are a modest step behind the subject's full kitchen/bath remodel, kept within a similar range by medium confidence in the underlying photo evidence.	Q similar / C similar Above-standard trim and architectural touches (arched openings, crown molding) place this comp close to the subject in quality despite retaining more builder-standard cabinetry; condition is similarly close, supported by this comp's recent roof/HVAC replacements and the subject's own fresh remodel, both presenting with limited wear.	Q similar / C similar Enhanced builder-grade finishes (granite, crown molding, beamed ceilings) keep this comp close in quality to the subject, just short of the subject's more extensive architectural detailing; condition reads similarly given this comp's completed kitchen and bath updates, though confidence here is medium due to vacant-staging limitations in the photos.
Detached outbuildings	[M] Small storage shed in rear yard [L] Shed with green roof visible beyond rear fence line	[H] Detached shop, brick/siding exterior matching the house, with a garage-style door, accessed from the driveway [M] Additional small gray outbuilding/shed with double doors, separate from the brick-matched shop	[H] Detached covered outdoor bar/kitchen pavilion with built-in grill, mini fridge, and bar seating ('The Barnard Bar'), wood post-and-beam construction with corrugated metal roof	-	[H] 20x20 detached shop/pool house with brick wainscoting, vinyl siding, and French doors
Photo-only findings	-	[M] Additional gray shed structure in rear yard	-	[M] Fenced garden plot with raised garden bed rows in side/rear yard	[M] Built-in desk/cabinetry in upstairs bonus or office room [L] Partial structure/roofline visible beyond rear fence line in aerial photo
Pools & site improvements	[H] Hot tub/spa [H] Outdoor stone fireplace with wood-fired pizza oven under covered pavilion [H] Stone walkways and paver patio hardscaping [H] Large multi-tier wood deck	[H] Fire pit / circular patio area in rear yard [L] Possible built-in outdoor cabinet/counter on covered deck	[H] Outdoor wood-burning fireplace under vaulted, tongue-and-groove covered back porch with mounted TV and stone chimney [H] Established fire pit with stone patio seating area	-	[H] Inground pool (free-form, gunite/concrete deck) [M] Diving board at pool [H] New rear deck with composite decking and metal railing overlooking pool [M] Metal perimeter fencing enclosing deck/pool area

Category	34 Trenton Drive (SUBJECT) MLS # 26020692	26 Trenton Drive MLS # 25034815	6 Stockbridge Drive MLS # 25036920	11 E Chateau Estates MLS # 26017793	39 Trenton Drive MLS # 26027909
Site & view	-	[M] 0.43-acre lot, modestly larger than a typical subdivision parcel	[H] 2-acre homesite with open field/pastoral surroundings in low-density subdivision	[H] 0.58-acre lot situated on a quiet cul-de-sac [H] Private, tree-lined rear yard with wooded buffer	[M] Mature wooded buffer along rear and side yard providing privacy screening [L] Distant wooded ridge/hillside visible beyond rear property line
Dated renovations	-	-	[H] Roof age dated to June 8, 2015	[H] New roof [H] HVAC upstairs unit [H] HVAC downstairs unit [H] LVP flooring installed in primary bedroom and bonus room; carpet installed in 2 bedrooms and bonus room [H] Kitchen countertops replaced [H] Microwave replaced [H] Interior paint [H] Deck built/replaced [H] Septic system serviced	-
Review required	- Ownership/boundary of the green-roofed shed visible beyond the rear fence line (Photo 39, 44) is ambiguous and should ... - Kitchen renovation is marketed as 'remodeled' with structural elements (vaulted ceiling, skylights, beams); recommend ... - Upstairs Jack-and-Jill bathroom and any half bath were not clearly visible in photos to confirm update status.	- Confirm whether the gray shed seen in Photos 15/16 is a second structure distinct from the 'matching shop' described in ... - Secondary and half baths were not shown in photos; baths_status assessment is based on the primary bath only. - Verify roof and HVAC system ages, which are not stated in remarks or visible with enough detail in photos to assess ...	- Confirm actual kitchen and bath renovation status on-site, as marketing photos show dated tile countertops/backsplash ... - Verify condition and functional status of HVAC units and water heater claimed as 'brand-new' and '3-year-old' in ... - Confirm layout/completion date and structural integration of the breakfast room addition referenced in Agent Remarks ...	- Confirm full extent and condition of all bathrooms not fully pictured (upstairs bonus-room bath, one Jack-and-Jill ... - Verify nature and ownership of the fenced garden plot visible in aerial photos, as it is not referenced in structured ...	- Clarify the structured-field bedroom level discrepancy ('3 Bedrooms Lower Level' vs. Crawl Space foundation and remarks ... - Confirm ownership/boundary of the partial structure visible over the rear fence line in the aerial photo (Photo 2) to ...
Contradictions	-	-	- Agent Remarks note total square footage reflects an addition ('after adding on the breakfast room'), but no separate ...	- Structured field lists 'Whirlpool/Hot Tub/Spa' under INTERIORS, but photos (20-21) show this refers to an interior ...	- Structured FEATURES field lists bedroom distribution as 'Primary Bedroom/Main Lv' + '2 Bedrooms Upper Level' + '3 ...

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

The subject presents as the best-maintained property in the set, reflecting a comprehensive kitchen and bath remodel layered onto an already well-finished original build. 11 E Chateau Estates and 39 Trenton Drive form a similar second tier, both well-maintained with recent system work and partial updates (flooring, counters, one remodeled secondary bath) that fall just short of the subject's full remodel scope. 26 Trenton Drive and 6 Stockbridge Drive sit a further step below, both consistent with C3 but anchored

by original, unremodeled primary baths and (for 6 Stockbridge Drive) original kitchen countertops/cabinetry, keeping them from closing the gap to the subject despite good overall upkeep and recent mechanical updates.

QUALITY

6 Stockbridge Drive matches the subject's quality level, both showing custom-grade architectural detailing (complex rooflines, decorative columns/wainscoting, built-in cabinetry) beyond typical builder stock. 11 E Chateau Estates and 39 Trenton Drive form a second, closely-grouped tier - enhanced builder-grade homes with above-standard trim and millwork touches (crown molding, granite, arched openings) but retaining stock cabinetry and standard builder trim profiles, placing them modestly below the subject. 26 Trenton Drive is the clearest outlier, presenting as standard builder-grade construction with stock oak cabinetry and no custom millwork or structural complexity, a full step below the rest of the set.

VERSUS SUBJECT

Against the subject, 6 Stockbridge Drive tracks closely on quality (both show custom-level architectural detailing) but trails slightly on condition due to its original, unremodeled kitchen and bath finishes versus the subject's full remodel - though the gap is modest given both anchor at C3. 11 E Chateau Estates and 39 Trenton Drive both present as modestly lower quality than the subject (enhanced builder-grade vs. the subject's more architecturally detailed Q3 finish) but very close in condition, reflecting their own recent updates and system replacements. 26 Trenton Drive is the clearest outlier, reading as distinctly lower quality (standard builder-grade vs. the subject's upgraded architectural features) while its condition remains broadly comparable to the subject given its own fresh paint, updated kitchen counters/appliances, and lack of deferred maintenance.

- 26 Trenton Drive: quality inferior, condition similar - Stock builder-grade cabinetry and absence of custom millwork place this comp a full step below the subject's upgraded architectural detailing (vaulted beamed ceilings, wrought-iron entry, stacked-stone accents), while its well-maintained, limited-wear presentation keeps condition broadly comparable to the subject despite an unremodeled primary bath.
- 6 Stockbridge Drive: quality similar, condition similar - Both properties show custom-level architectural detailing (complex rooflines, columns, wainscoting) supporting a similar quality call; condition is close overall, though this comp's original kitchen countertops and unremodeled baths are a modest step behind the subject's full kitchen/bath remodel, kept within a similar range by medium confidence in the underlying photo evidence.
- 11 E Chateau Estates: quality similar, condition similar - Above-standard trim and architectural touches (arched openings, crown molding) place this comp close to the subject in quality despite retaining more builder-standard cabinetry; condition is similarly close, supported by this comp's recent roof/HVAC replacements and the subject's own fresh remodel, both presenting with limited wear.
- 39 Trenton Drive: quality similar, condition similar - Enhanced builder-grade finishes (granite, crown molding, beamed ceilings) keep this comp close in quality to the subject, just short of the subject's more extensive architectural detailing; condition reads similarly given this comp's completed kitchen and bath updates, though confidence here is medium due to vacant-staging limitations in the photos.

- 26 Trenton Drive's quality impression (stock builder-grade, Q4) sits roughly a full step below the subject and the rest of the comp set, which otherwise clusters at Q3-to-Q4; this is the most significant quality gap in the set and should anchor its quality adjustment discussion.

- 26 Trenton Drive, 6 Stockbridge Drive, and 39 Trenton Drive are assessed at medium confidence due to limited photo coverage of secondary baths, mechanical systems, or (for 39 Trenton Drive) vacant staging that can mask minor wear - their comparisons to the subject should be treated as directional rather than precise.

- 11 E Chateau Estates and the subject carry high confidence assessments, making their comparison the most reliable anchor point in this set.

- Subject quality and condition were revised per first-hand appraiser inspection comments where applicable, which take precedence over the original MLS-less assessment basis and inform all comparisons above.