3010 Westover

Comp feature detection report for the work file

Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20261117-104722-3010-westover

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.

SUBJECT PROPERTY - appraiser inspection photos

Appraiser inspection photos: 22

PHOTO-ONLY FINDINGS

[HIGH] **Multi-level rear deck/patio with wrought iron railings and stair access spanning the rear elevation**

Wood deck structure with iron railings, multiple access points and stairs down to grade, visible along the full rear of the home; no mention in any appraiser notes (none provided).

Source: Photo 2

REVIEW REQUIRED

- No appraiser notes were supplied for this property; all renovation/update dating and condition narrative above is based solely on photo interpretation and should be confirmed by the appraiser
- Detached garage/shop interior and attic storage area should be verified for finished square footage, electrical, and whether any portion is heated/cooled, as this affects contributory value

DETACHED OUTBUILDINGS

[HIGH] **Detached brick garage/shop building with attic storage loft, matching main house brick construction, two garage bays (one open, one closed) plus a side pedestrian door**

Freestanding single-story brick building with steep gable roof and a small gable-end window suggesting usable attic space; interior garage bay shown housing a UTV and trailers (Photo 5); accessible attic/loft storage area with plywood decking above the garage (Photo 6). Size appears to be approximately 2-3 bay equivalent based on visible depth and door openings.

Source: Photo 4, Photo 5, Photo 6

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

Quality: Exterior is full brick veneer with a complex multi-gable roofline, arched window details, and a matching detached brick outbuilding, suggesting above-builder-grade original construction. Interior shows crown molding throughout, hardwood flooring in main living/dining areas, a masonry fireplace, and built-in cabinetry, consistent with a well-finished Q3-to-Q4 dwelling rather than a plain economy build. No evidence of custom/high-end (Q2) finishes such as elaborate millwork, high-end built-ins, or designer architectural elements beyond standard upgraded builder features.

Condition: Overall the home presents as well-maintained with no visible deferred maintenance, consistent with C3. The kitchen shows a granite countertop upgrade layered onto what appears to be original cabinetry, improving condition without changing underlying quality. Bathrooms show dated finishes (patterned wallpaper, older tile, dated fixtures) suggesting they have not been recently modernized, though they remain functional and clean with no visible damage.

Kitchen/baths: Kitchen shows a granite-countertop and stainless-appliance update layered on what appears to be original cabinetry/layout (updated, not remodeled). Bathrooms viewed (Photos 10, 16, 18, 22) show original dated finishes - patterned wallpaper, older plumbing fixtures, dated tile - with no visible modernization, consistent with 'not updated.' One primary bath (Photo 18) has a higher-end original tile shower and garden tub, but

finishes appear original rather than recently updated.

Not visible/verified: No appraiser notes were provided to confirm ages of systems, roof, or any stated updates; Roof covering and exterior siding/trim condition could not be closely evaluated beyond distant exterior shots; Not all bathrooms or bedrooms in the home are shown; secondary/additional baths may differ from those photographed; No basement or crawlspace/foundation photos provided to assess that area; Full extent of kitchen cabinetry age/condition is partially obscured by counter-level framing in Photo 7

1120 Applewood Drive, Conway, 72034 MLS # 26002013

Photo count check: MATCH (50/50)

REVIEW REQUIRED

- Attic, crawlspace, and mechanical systems not visible in any photo - condition rating for those components could not be verified.

- No close-up roof photographs provided - roof condition/age could not be independently verified beyond the structured field description.

POOLS & SITE IMPROVEMENTS

[HIGH] **Outdoor wood-burning fireplace on covered rear brick porch**

Structured fields list 'Outdoor Fireplace' under FIREPLACE; public remarks state 'unwind on the covered back porch with wood burning fireplace'; photos confirm a full masonry fireplace with mantel on the covered patio.

Source: Structured Field / Public Remarks / Photo 42, 43, 45

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

Quality: Consistent with Q3 - a well-finished dwelling with design complexity and materials beyond typical builder grade (stone/brick exterior with turret entry, complex multi-gable roofline, wrought iron stair balusters, extensive crown molding and built-ins, multiple masonry fireplaces including an outdoor fireplace). Some elements approach Q2 custom-level detailing (stone masonry archway at entry, brick kitchen hood surround), but overall cabinetry and secondary-area finishes read as high-quality production/semi-custom rather than full bespoke work throughout.

Condition: Consistent with C3 - the dwelling presents as well-maintained with no visible deferred maintenance; finishes are original to the circa-2010 construction and show normal wear consistent with age but no significant damage, staining, or structural concerns are visible in the photos provided.

Kitchen/baths: Kitchen retains original cream glazed cabinetry, granite slab counters, and stainless appliances consistent with 2010 construction; no evidence of cabinet replacement, counter upgrade, or layout change - classified as not updated despite good original quality. Baths (primary garden tub/shower combo, secondary vanities) similarly show original finishes with no visible modernization - classified as not updated.

Not visible/verified: Attic, crawlspace/foundation, and mechanical systems (HVAC, water heater) are not visible in any photo and could not be assessed for condition.; No close-up roof photos were provided; roof condition is inferred only from the listed 'Architectural Shingle' field and distant aerial/elevation views.; MLS photos are staged marketing images; some secondary bedroom closets and the powder bath beyond what is shown may not fully represent condition throughout the home.; Interior photo coverage exceeds 30 images, supporting a higher-confidence interior assessment.

1945 COLUMBIA Drive, Conway, 72034-8147 MLS # 26005599

Photo count check: MATCH (49/49)

PHOTO-ONLY FINDINGS

[MEDIUM] **Brick-edged fire pit in backyard**

Circular brick-bordered fire pit area visible in the rear yard in multiple aerial and ground-level photos; not mentioned

in structured fields or remarks.
Source: Photo 41, Photo 42, Photo 49

[MEDIUM] Raised wood garden beds

Multiple wood-framed raised garden beds visible in the side/rear yard across several photos; no corresponding structured field or remarks mention.
Source: Photo 40, Photo 41, Photo 43, Photo 48, Photo 49

REVIEW REQUIRED

- Confirm whether the structured 'Whirlpool/Hot Tub/Spa' field refers to an actual jetted tub, as photos of the primary bath tub do not clearly show jets.
- Verify construction/permit status of the rear-yard fire pit and raised garden beds, as these are visible in photos but undocumented in remarks or structured fields.

POOLS & SITE IMPROVEMENTS

[HIGH] Extensive landscaping with in-ground sprinkler system

Public remarks cite 'EXTENSIVE LANDSCAPING WITH SPRINKLER SYSTEM' as a feature/update; structured fields list 'Lawn Sprinkler' and 'Extra Landscaping.' Landscaped beds visible around foundation in Photos 1-3.
Source: Public Remarks; Structured Field (Lawn Sprinkler, Extra Landscaping)

[LOW] Whirlpool/Hot Tub/Spa

Structured field lists 'Whirlpool/Hot Tub/Spa' under interior features; likely refers to the primary bath garden tub shown in Photo 34, but photos do not clearly show jets, so the designation is ambiguous.
Source: Structured Field

SITE & VIEW

[HIGH] Corner lot

Structured field lists 'Corner Lot'; public remarks state the home 'IS ON A CORNER LOT.' Confirmed by aerial photos (44-49) showing the property at a street intersection.
Source: Structured Field; Public Remarks

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

Quality: Original construction characteristics (full brick exterior with vinyl/metal accent siding, architectural shingle roof, arched transom windows, vaulted/raised ceilings, crown molding throughout, built-in bookcases, formal dining room, side-entry 4-car garage) are consistent with a well-finished, above-builder-grade 1992 traditional home - Q3. Kitchen cabinet boxes (raised-panel doors, standard layout) and bath vanity cabinetry appear to be original builder-grade stock, which caps the quality impression; later finish upgrades (granite, appliances) do not raise this quality score.

Condition: Public remarks describe the home as being in 'pristine condition with significant updates' including roof, HVAC, water heater, interior/exterior paint, lighting, primary bath vanity/flooring, and main-level wood flooring. Photos corroborate a well-maintained, move-in-ready interior with no visible deferred maintenance, consistent with C3. Kitchen shows condition-level updates (granite slab counters, stainless appliances, subway tile backsplash, repainted cabinets) layered onto original cabinet boxes.

Kitchen/baths: Kitchen: granite slab counters, stainless appliances, subway tile backsplash, and repainted cabinets layered onto what appears to be original raised-panel cabinet boxes - condition-level update, not a structural remodel. Primary bath: vanity and flooring explicitly noted as updated in remarks, with newer gold fixtures and mirrors (Photos 33-35); tub is a built-in garden-style tub, not clearly a jetted whirlpool despite a 'Whirlpool/Hot Tub/Spa' structured field entry. Hall/secondary baths (Photos 27-29, 38) show older cultured-marble vanity tops with updated light fixtures and mirrors - mixed update level, less clearly updated

than the primary.

Not visible/verified: MLS photos are staged marketing images and may not show less-flattering areas (attic, crawlspace/slab perimeter, interior of closets); Kitchen floor tile age/condition not addressed in remarks and could not be fully assessed from photos; Whirlpool/Hot Tub/Spa structured field could not be definitively confirmed as a jetted tub from photos; primary bath tub appears to be a standard garden tub; Secondary/hall bath update level is less clear than primary bath; dominant bath status assessed as 'updated' based on primary bath documentation and overall fixture refresh

343 Pippinpost Dr, Conway, 72034 MLS # 26012850

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[HIGH] **Enclosed sunroom/Florida room with vaulted shiplap ceiling, built-in daybeds, and wall of windows**

A distinct vaulted, beadboard-ceilinged sunroom with built-in upholstered daybeds and a wide bank of windows is clearly visible across multiple photos, opening off an adjacent den/playroom area. This room is not referenced in structured fields (only 'Porch' and 'Patio' are listed under EXT. FEATURES) and is not mentioned in remarks.

Source: Photo 22, Photo 26, Photo 48

[MEDIUM] **Second-story covered balcony with decorative iron railing, accessible via French doors from an upstairs bedroom**

A brick-columned, iron-railed balcony is visible on the front elevation (Photos 1, 43, 50) and accessible from an upstairs bedroom via French doors (Photo 42). Structured fields list 'Porch' under EXT. FEATURES but do not specifically denote a second-story balcony, and remarks do not mention it; some ambiguity exists as to whether 'Porch' was intended to encompass this feature.

Source: Photo 9, Photo 42

REVIEW REQUIRED

- Pool visible in wide aerial (Photo 49) appears to belong to a neighboring property rather than the subject - verify against plat/boundary before attributing to subject
- Possible balcony vs. 'Porch' structured field discrepancy - confirm whether the second-story balcony is accounted for in the listed porch feature

POOLS & SITE IMPROVEMENTS

[LOW] **In-ground pool visible in aerial neighborhood shot**

A pool is visible in the lower right of the wide aerial view, but it is clearly situated on a separate, neighboring property with its own driveway and house, not within the subject's treed 1.67-acre parcel shown in the close aerial (Photo 44). Flagged for appraiser verification of property boundaries; not attributed to the subject.

Source: Photo 49

SITE & VIEW

[HIGH] **1.67-acre lot - excess acreage for a West Conway subdivision setting, wooded/private site**

Structured field lists Approx Acreage 1.67; Public Remarks state 'WOW! 1.67 acres in the heart of West Conway!!' Aerial photos (44, 45) confirm a heavily wooded, private lot with the home set back from the street via a long curved driveway, substantially larger than typical subdivision lots.

Source: Structured Field / Public Remarks

IMAGE QUALITY ISSUES

- No photos provided of the garage interior, attic, crawlspace, or mechanical systems, limiting ability to assess those areas

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

Quality: Original construction reflects a well-finished, custom-built dwelling consistent with Q3: two-story brick Victorian-style home with complex multi-gable roofline, curved staircase with decorative millwork, two-story foyer, multiple fireplaces with carved mantels, extensive built-in cabinetry, faux-marble columns, and arched windows throughout. These are design/construction characteristics well above builder-grade, though not at the highest custom/estate (Q2) level.

Condition: The home presents as well-maintained with no visible deferred maintenance, consistent with C3. Original 1990s-era finishes predominate (kitchen tile counters, original cabinetry, dated bath tile/fixtures in most baths), with some condition-only updates evident (stainless refrigerator swapped into kitchen, modern washer/dryer, one subway-tile bath remodel). Finishes are original but clean and functional, not indicating a remodel.

Kitchen/baths: Kitchen appears original to construction with tile countertops, cream cabinetry, and white double ovens; cabinetry style and tile work are circa-build era with no indication of structural remodel. Bathrooms are mixed: most retain original tile and fixtures (not updated), while at least one bath shows a later remodel with subway tile and modern fixtures.

Not visible/verified: Roof condition only visible from aerial distance (Photo 44); close-up roof condition not verifiable; Garage interior not shown in any photo; Basement/crawlspace not visible (foundation is slab/crawl combination per structured data); Not all bathrooms are photographed; dominant bath condition inferred from the baths shown; Attic and mechanical systems (HVAC, water heater) not visible in any photo

2550 Adamsbrooke Drive, Conway, 72034 MLS # 26018328

Photo count check: MATCH (39/39)

PHOTO-ONLY FINDINGS

[LOW] Possible additional structure visible beyond rear property fence line

A brick building with a pitched roof and window is visible in the background past the rear fence line in Photo 33. This may belong to a neighboring property rather than the subject; ambiguous due to fence line separation.

Source: Photo 33

REVIEW REQUIRED

- Attic/bonus rooms (Photos 23-28) show lighter-toned hickory/maple-style wood flooring that differs from the darker hardwood on the main level, suggesting this space may have been finished or refloored separately from original construction; no date is provided in remarks to establish effective age impact.
- Confirm whether the 'detached third garage with loft' (Photo 35) has conditioned/finished loft space, as this could affect gross living area calculations - not clear from exterior-only photo.

DETACHED OUTBUILDINGS

[HIGH] Detached third garage with loft above (approx. 2-car, brick/siding construction)

Public remarks state: 'A detached third garage with a loft above offers even more space for projects, hobbies, or storage.' Photo 35 shows a detached two-car garage with brick lower walls and a light-colored siding gable with a vent, situated behind a white picket fence gate, separate from the attached garage on the main house.

Source: Public Remarks; Photo 35, Photo 36

SITE & VIEW

[MEDIUM] 10-foot access gate for boat/trailer

Remarks state the lot includes 'a 10-foot gate for easy boat or trailer access.' The gate itself is not clearly identifiable in the provided photos, though picket fencing and driveway gates are visible (Photos 35, 36).

Source: Public Remarks

[MEDIUM] **In-ground sprinkler/irrigation system**

Remarks mention a 'sprinkler system' on the landscaped lot; irrigation heads are not independently confirmed in photos.

Source: Public Remarks

[HIGH] **Large, mature-tree landscaped 0.43-acre lot**

Approx. Acreage listed as 0.43 in structured fields; remarks describe 'a large, beautifully landscaped lot with mature trees.' Photos 32-34, 37-38 show substantial mature tree cover and a deep rear yard relative to the home's footprint.

Source: Structured Field; Public Remarks

IMAGE QUALITY ISSUES

- Several interior photos appear to be virtually staged with furniture that does not match the home's architectural period, which can obscure true finish/condition details underneath staged items.

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

Quality: Original construction shows above-average design complexity for the era - decorative columns separating living/dining spaces, extensive crown molding, built-in bookcases flanking the fireplace, a two-story foyer with turned staircase, and a columned front portico on brick veneer with architectural shingle roofing. However, the kitchen cabinetry is stock raised-panel painted stock, not custom millwork, which tempers the overall impression toward the Q3/Q4 boundary rather than a clear Q3.

Condition: The home presents as well-maintained with several cosmetic updates layered onto original 1996 construction - granite kitchen counters, tile backsplash, a freestanding soaking tub and updated fixtures in the primary bath, and hardwood floors in good condition throughout. Secondary bathrooms show lighter updates (granite tops over apparently original vanities/tub-shower units). No deferred maintenance or structural issues are visible in photos, consistent with C3.

Kitchen/baths: Kitchen: granite counters, tile backsplash, and stainless appliances added over what appear to be original stock painted cabinets - consistent with 'updated,' not remodeled. Primary bath: freestanding tub, granite tops, and updated fixtures suggest a more substantial update, bordering on remodeled. Secondary full baths: granite tops over what appear to be original tub/shower units and vanities - consistent with 'updated.' Overall dominant bath status recorded as 'updated.'

Not visible/verified: Interior photos appear to include virtually staged furniture that is stylistically inconsistent with the home's traditional architecture; true current furnishing/condition state may differ.; No garage interior photos (attached or detached) provided to assess their condition.; No basement/crawlspace imagery (slab foundation per structured fields, consistent with no basement photos).; Secondary bathrooms are only partially visible; full condition of all fixtures not confirmed.

5200 Burnt Pine Dr., Conway, 72034-9999 MLS # 26025012

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[MEDIUM] **Multiple roof and interior skylights**

Skylights visible on the rear roof plane in several aerial exterior photos and in the bonus room ceiling (Photo 30); not mentioned in structured fields or remarks.

Source: Photo 30, 40, 41, 42, 45, 46, 47

[MEDIUM] **Jetted/whirlpool-style garden tub in primary bath**

Primary bathroom tub shows visible jet fixtures; not called out in structured fields (no 'Jetted Tub' feature listed) or in remarks.

Source: Photo 27

REVIEW REQUIRED

- Kitchen and bath finishes appear original to 2005 construction; no remodel scope/date is documented, so effective age for these areas should be confirmed via public record or seller disclosure.
- Confirm extent of golf course proximity/view, as only a partial fairway is visible in one aerial photo (Photo 6) and may not represent a direct, marketable golf-course view from the subject's own lot.

SITE & VIEW

[MEDIUM] Golf course community lot

Area Amenities structured field lists 'Golf Course'; Photo 6 shows golf course fairway visible beyond the neighborhood tree line. Golf cart garage bay also listed in structured parking fields, reinforcing golf-course-community positioning.

Source: Structured Field / Photo 6

[MEDIUM] 0.41-acre lot with large, fully usable rear yard

Approx Acreage 0.41 per structured field; aerial photos show a sizable rectangular rear yard enclosed by privacy fencing, larger than typical for the subdivision's visible lots.

Source: Structured Field / Photo 41, 42, 49

[HIGH] 8-foot wood privacy fence enclosing backyard

Public remarks state 'The 8 foot back yard privacy fence provides a private retreat.' Structured field lists 'Wood Fence' and 'Partially Fenced.' Visible in Photos 40-49.

Source: Public Remarks / Structured Field

DATED RENOVATIONS

[HIGH] Upstairs HVAC replaced 2017; downstairs HVAC replaced 2025; water heaters replaced 2021

Verbatim from public remarks: 'many mechanical updates (upstairs HVAC replaced in 2017, downstairs in 2025 and water heaters in 2021)'

Source: Public Remarks

CONTRADICTIONS

- Structured field lists lot fencing as 'Partially Fenced,' while public remarks describe 'an 8 foot back yard privacy fence' suggesting the back yard is fully enclosed - possible discrepancy in fence coverage extent.

IMAGE QUALITY ISSUES

- Photos 4 and 5 are enhanced/twilight marketing renders (sky replacement) and should not be relied upon for exterior condition assessment beyond what is corroborated in daylight photos.

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

Quality: Consistent with Q3 - a well-finished custom-built (2005) brick two-story with significant upgrades beyond builder grade: 12-ft ceilings, extensive crown molding, arched openings, decorative columns, custom wood range hood, commercial-grade gas range, granite slab counters, and architectural shingle roof. Finishes and millwork exceed typical production-grade construction but do not reach the custom/high-end Q2 tier.

Condition: Consistent with C3 - well-maintained home with documented mechanical updates (HVAC and water heaters) and no visible deferred maintenance in photos. Finishes (cabinetry, counters, flooring) appear original to the 2005 construction but are clean and well cared for.

Kitchen/baths: Kitchen and primary/secondary baths show original cabinetry, granite counters, and fixtures consistent with 2005 construction; no remodel dates or scope are stated in remarks, and finishes do not show hallmark signs of a later renovation (mismatched counter/cabinet vintage, new-vs-old transitions). Classified as 'not updated' per UAD definition despite high original quality.

Not visible/verified: 50 photos provided with strong coverage of kitchen, living areas, primary suite, and exterior; some secondary bedrooms/baths and attic/mechanical spaces not fully visible.; No photos of mechanical equipment (HVAC units, water heaters) to visually corroborate stated replacement dates.; Cannot confirm whether any interior updates occurred since 2005 beyond stated HVAC/water heater replacements; public record review recommended.

2810 Collins Drive, Conway, 72034-9676 MLS # 26028869

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[MEDIUM] **Wet bar/kitchenette area in lower level with sink, built-in wine lattice rack, and under-counter refrigerator**

No structured field or remarks mention a wet bar; visible built-in cabinetry, sink, and beverage fridge adjacent to the lower-level living/bar area suggest a built wet bar feature not otherwise documented.

Source: Photo 31

REVIEW REQUIRED

- Structured field lists 'Shop' as a feature, but Public Remarks clarify this is a 424 sq ft HEATED/COOLED ATTACHED shop, not a detached outbuilding - appraiser should confirm this is attached and treat accordingly (excluded from detached outbuilding findings here).
- Basement/lower level shows a mix of finished living space and an apparently unfinished, worn-condition utility/storage room (Photo 49) - recommend confirming total finished vs. unfinished basement square footage.
- Kitchen and bath renovation scope (full remodel vs. cosmetic update) could not be confirmed from photos alone and should be verified via interior inspection or seller disclosure for accurate effective age determination.

POOLS & SITE IMPROVEMENTS

[HIGH] **In-ground freeform pool with stacked-stone edging and water features**

Structured field lists 'Inground Pool'; public remarks state 'bask in the pool'; aerial and ground-level photos show a large freeform pool with stone water-feature spillways.

Source: Structured Field / Public Remarks / Photo 7,40-47

[HIGH] **In-ground hot tub/spa integrated into pool complex**

Structured field lists 'Hot Tub/Spa'; remarks state 'relax in the hot tub'; photos show a raised stacked-stone spa with spillway into the pool.

Source: Structured Field / Public Remarks / Photo 7,41-47

[MEDIUM] **Lawn sprinkler/irrigation system**

Structured field lists 'Lawn Sprinkler' under exterior features; not independently confirmable from photos (no visible sprinkler heads/controller captured).

Source: Structured Field

SITE & VIEW

[HIGH] **2.11-acre partially wooded homesite providing privacy, exceeding typical subdivision lot size**

Structured field lists Approx Acreage 2.11; public remarks describe '2.11 beautifully landscaped acres... partially wooded lot creates privacy'; aerial photos confirm heavy tree cover surrounding the home and pool area relative to neighboring lots.

Source: Structured Field / Public Remarks / Photo 40,48

[HIGH] **Walkout basement with outside access**

Structured field under BASEMENT lists 'Finished' and 'Outside Access/Walk-Out'; photos show a finished

lower-level living area with brick fireplace and a ground-level covered walkout patio beneath the main deck leading to the pool area.

Source: Structured Field / Photo 30-33,38

DATED RENOVATIONS

[HIGH] **Roof replaced in 2022**

Verbatim from Showing Remarks: 'Roof replaced in 2022.'

Source: Structured Field (Showing Remarks)

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

Quality: Original construction (1999) shows well-finished, above-builder-grade characteristics: complex multi-hip roofline, varied-coursing brick exterior with brick-column covered porches, vaulted and tray ceilings with wood beam/crown detailing, decorative columns and wainscoting in foyer/dining, large island kitchen with abundant cabinetry, and oversized architectural windows. This is consistent with a well-finished Q3 home rather than a plain builder-grade Q4 or a true high-end custom Q2 (no stone exterior, no elaborate custom millwork/ironwork visible).

Condition: Overall presentation suggests well-maintained condition with some documented and apparent updating (roof replaced 2022 per remarks; primary bath appears substantially remodeled with new tile, freestanding tub and curbless shower). Secondary baths and kitchen show granite/tile updates without evident structural reconfiguration. No visible deferred maintenance, staining, or structural issues in photographed areas, consistent with C3. Some non-living basement/storage space shows older, unfinished, stained concrete flooring and dated acoustic drop ceiling, suggesting that portion of the lower level has not been updated to the same standard as the finished living spaces.

Kitchen/baths: Kitchen shows granite slab counters (confirmed in structured fields), tile backsplash, and stainless appliances over cabinetry that appears repainted/refreshed rather than replaced - consistent with 'updated' rather than full remodel. Primary bath shows extensive new tile work, freestanding tub, and curbless tiled shower that reads as a more significant remodel, while hall/secondary baths show granite counters and updated fixtures without evident structural change. Dominant bath condition across the home is assessed as 'updated,' though the primary suite trends toward 'remodeled.'

Not visible/verified: 50 photos provided with strong interior coverage (kitchen, multiple baths, bedrooms, basement), supporting MEDIUM-HIGH confidence on condition calls, but actual age/scope of kitchen and bath finishes could not be verified beyond visual impression.; Basement living areas appear finished and updated, but a separate utility/storage portion of the basement shows older, unfinished conditions (stained concrete, dated drop ceiling) - overall basement finish quality may not be uniform.; Cannot confirm whether kitchen cabinets are original boxes refinished or newer replacements; scored as 'updated' based on visual evidence only.

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	SUBJECT PROPERTY inspection photos	1120 Applewood Drive MLS # 26002013	1945 COLUMBIA Drive MLS # 26005599	343 Pippinpost Dr MLS # 26012850	2550 Adamsbrooke Drive MLS # 26018328	5200 Burnt Pine Dr. MLS # 26025012	2810 Collins Drive MLS # 26028869
Q/C impression	[M] Q3-to-Q4 / C3 K: updated B: not updated	[H] Q3 / C3 K: not updated B: not updated	[H] Q3 / C3 K: updated B: updated	[H] Q3 / C3 K: not updated B: not updated	[H] Q3-to-Q4 / C3 K: updated B: updated	[H] Q3 / C3 K: not updated B: not updated	[M] Q3 / C3 K: updated B: updated
Vs. subject (advisory)	-	Q superior / C similar Applewood's masonry detailing, wrought iron balusters, and custom brick kitchen hood exceed the subject's finish level, but both homes present as well-maintained with original, non-updated kitchen/bath finishes, keeping condition comparable.	Q similar / C superior Quality characteristics (crown molding, built-ins, brick exterior) are comparable to the subject, but Columbia's documented roof/HVAC/water heater replacement plus updated primary bath give it a clear condition edge over the subject's dated bathrooms.	Q similar / C similar Both properties show well-finished original construction with largely non-updated kitchens and a mix of original/lightly refreshed baths, keeping quality and condition impressions close to the subject.	Q similar / C superior Design complexity is comparable to the subject, but Adamsbrooke's updated kitchen and bath fixtures (including a freestanding soaking tub) put it ahead of the subject's dated bathrooms on condition.	Q superior / C similar Burnt Pine's custom range hood, commercial-grade range, and 12-ft ceilings read as a notch above the subject on quality, but both properties share original, non-updated kitchen/bath finishes, keeping condition comparable.	Q similar / C superior Overall design complexity is similar to the subject, but Collins' updated kitchen, remodeled primary bath, and recently replaced roof give it a condition advantage over the subject's dated bathrooms, with some hedge given MEDIUM confidence on this comp's condition call.
Detached outbuildings	[H] Detached brick garage/shop building with attic storage loft, matching main house brick construction, two garage bays (one open, one closed) plus a side pedestrian door	-	-	-	[H] Detached third garage with loft above (approx. 2-car, brick/siding construction)	-	-
Photo-only findings	[H] Multi-level rear deck/patio with wrought iron railings and stair access spanning the rear elevation	-	[M] Brick-edged fire pit in backyard [M] Raised wood garden beds	[H] Enclosed sunroom/Florida room with vaulted shiplap ceiling, built-in daybeds, and wall of windows [M] Second-story covered balcony with decorative iron railing, accessible via French doors from an upstairs bedroom	[L] Possible additional structure visible beyond rear property fence line	[M] Multiple roof and interior skylights [M] Jetted/whirlpool-style garden tub in primary bath	[M] Wet bar/kitchenette area in lower level with sink, built-in wine lattice rack, and under-counter refrigerator

Category	SUBJECT PROPERTY inspection photos	1120 Applewood Drive MLS # 26002013	1945 COLUMBIA Drive MLS # 26005599	343 Pippinpost Dr MLS # 26012850	2550 Adamsbrooke Drive MLS # 26018328	5200 Burnt Pine Dr. MLS # 26025012	2810 Collins Drive MLS # 26028869
Pools & site improvements	-	[H] Outdoor wood-burning fireplace on covered rear brick porch	[H] Extensive landscaping with in-ground sprinkler system [L] Whirlpool/Hot Tub/Spa	[L] In-ground pool visible in aerial neighborhood shot	-	-	[H] In-ground freeform pool with stacked-stone edging and water features [H] In-ground hot tub/spa integrated into pool complex [M] Lawn sprinkler/irrigation system
Site & view	-	-	[H] Corner lot	[H] 1.67-acre lot - excess acreage for a West Conway subdivision setting, wooded/private site	[M] 10-foot access gate for boat/trailer [M] In-ground sprinkler/irrigation system [H] Large, mature-tree landscaped 0.43-acre lot	[M] Golf course community lot [M] 0.41-acre lot with large, fully usable rear yard [H] 8-foot wood privacy fence enclosing backyard	[H] 2.11-acre partially wooded homesite providing privacy, exceeding typical subdivision lot size [H] Walkout basement with outside access
Dated renovations	-	-	-	-	-	[H] Upstairs HVAC replaced 2017; downstairs HVAC replaced 2025; water heaters replaced 2021	[H] Roof replaced in 2022
Review required	- No appraiser notes were supplied for this property; all renovation/update dating and condition narrative above is based ... - Detached garage/shop interior and attic storage area should be verified for finished square footage, electrical, and ...	- Attic, crawlspace, and mechanical systems not visible in any photo - condition rating for those components could not be ... - No close-up roof photographs provided - roof condition/age could not be independently verified beyond the structured ...	- Confirm whether the structured 'Whirlpool/Hot Tub/Spa' field refers to an actual jetted tub, as photos of the primary ... - Verify construction/permit status of the rear-yard fire pit and raised garden beds, as these are visible in photos but ...	- Pool visible in wide aerial (Photo 49) appears to belong to a neighboring property rather than the subject - verify ... - Possible balcony vs. 'Porch' structured field discrepancy - confirm whether the second-story balcony is accounted for ...	- Attic/bonus rooms (Photos 23-28) show lighter-toned hickory/maple-style wood flooring that differs from the darker ... - Confirm whether the 'detached third garage with loft' (Photo 35) has conditioned/finished loft space, as this could ...	- Kitchen and bath finishes appear original to 2005 construction; no remodel scope/date is documented, so effective age ... - Confirm extent of golf course proximity/view, as only a partial fairway is visible in one aerial photo (Photo 6) and ...	- Structured field lists 'Shop' as a feature, but Public Remarks clarify this is a 424 sq ft HEATED/COOLED ATTACHED shop ... - Basement/lower level shows a mix of finished living space and an apparently unfinished, worn-condition utility/storage ... - Kitchen and bath renovation scope (full remodel vs. cosmetic update) could not be confirmed from photos alone and ...
Contradictions	-	-	-	-	-	- Structured field lists lot fencing as 'Partially Fenced,' while public remarks describe 'an 8 foot back yard privacy ...	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

1945 Columbia Drive presents as the best-conditioned property in the set, reflecting a documented roof, HVAC, water heater, and bath/flooring refresh. 2550 Adamsbrooke Drive and 2810 Collins Drive follow closely, each showing clear kitchen and bath updates (granite, new fixtures, and in Collins' case a 2022 roof and remodeled primary bath) that keep them a step ahead of the remaining group. 5200 Burnt Pine Dr. comes next - mechanically updated (HVAC, water heaters) but with original, well-kept kitchen/bath finishes. 1120 Applewood Drive and 343 Pippinpost Dr present similarly at the lower end of the comp cluster: both are clean and well-maintained but retain original, non-updated kitchens and baths. The subject sits at the bottom of the overall condition picture, presenting as well-maintained structurally but held back by consistently dated bathroom finishes (older tile, fixtures, wallpaper) despite a kitchen counter/appliance update.

QUALITY

1120 Applewood Drive and 5200 Burnt Pine Dr. present similarly at the top of the quality range, each showing architectural detailing (masonry work, custom range hood/cabinetry, complex rooflines) that reads above standard production-grade work. 1945 Columbia Drive, 343 Pippinpost Dr, and 2810 Collins Drive present similarly in the middle, each a well-finished but more conventional above-builder-grade design. 2550 Adamsbrooke Drive trails slightly, as its stock painted cabinetry tempers an otherwise comparable design vocabulary. The subject reads as the softest quality impression in the set, still a well-finished dwelling but without the heavier millwork, masonry, or architectural flourishes that distinguish the stronger comps - gaps here are modest rather than dramatic, consistent with a reasonably homogeneous comp set.

VERSUS SUBJECT

The subject sits at or near the bottom of this comp set on both scales, though the gaps are generally moderate rather than extreme. On condition, the subject's updated kitchen is offset by uniformly dated bathrooms, placing it behind all six comps, most clearly behind 1945 Columbia Drive, 2550 Adamsbrooke Drive, and 2810 Collins Drive, which each show documented or visually evident kitchen-and-bath-level updates. On quality, the subject is a well-finished dwelling but lacks the heavier architectural detailing seen in 1120 Applewood Drive and 5200 Burnt Pine Dr, while sitting closer to parity with 1945 Columbia Drive, 343 Pippinpost Dr, 2550 Adamsbrooke Drive, and 2810 Collins Drive.

- 1120 Applewood Drive: quality superior, condition similar - Applewood's masonry detailing, wrought iron balusters, and custom brick kitchen hood exceed the subject's finish level, but both homes present as well-maintained with original, non-updated kitchen/bath finishes, keeping condition comparable.
- 1945 COLUMBIA Drive: quality similar, condition superior - Quality characteristics (crown molding, built-ins, brick exterior) are comparable to the subject, but Columbia's documented roof/HVAC/water heater replacement plus updated primary bath give it a clear condition edge over the subject's dated bathrooms.
- 343 Pippinpost Dr: quality similar, condition similar - Both properties show well-finished original construction with largely non-updated kitchens and a mix of original/lightly refreshed baths, keeping quality and condition impressions close to the subject.
- 2550 Adamsbrooke Drive: quality similar, condition superior - Design complexity is comparable to the subject, but Adamsbrooke's updated kitchen and bath fixtures (including a freestanding soaking tub) put it ahead of the subject's dated bathrooms on condition.
- 5200 Burnt Pine Dr.: quality superior, condition similar - Burnt Pine's custom range hood, commercial-grade range, and 12-ft ceilings read as a notch above the subject on quality, but both properties share original, non-updated kitchen/bath finishes, keeping condition comparable.
- 2810 Collins Drive: quality similar, condition superior - Overall design complexity is similar to the subject, but Collins' updated kitchen, remodeled primary bath, and recently replaced roof give it a condition advantage over the subject's dated bathrooms, with some hedge given MEDIUM confidence on this comp's condition call.

- No property in the set deviates from the group's center by a full internal-score step on either quality or condition - this is a fairly tight comp set.
- The subject is the softest point in the set on condition, driven by uniformly dated bathrooms, but the gap to the weakest comps (1120 Applewood Drive, 343 Pippinpost Dr) is modest rather than an outlier-level gap.
- 2810 Collins Drive's condition call is MEDIUM confidence (mixed basement finish levels), which slightly softens how strongly its superior condition relative to the subject should be weighted.
- The subject's assessment is MEDIUM confidence (no appraiser notes on system ages, limited bathroom/photo coverage), so condition and quality comparisons anchored to it should be read as directional rather than precise.
- 2810 Collins Drive's condition assessment is MEDIUM confidence due to mixed basement finish levels and unverified kitchen/bath renovation scope, tempering the strength of its superior-condition call versus the subject.
- All other comps carry HIGH confidence assessments, supporting firmer comparative calls for 1120 Applewood Drive, 1945 Columbia Drive, 343 Pippinpost Dr, 2550 Adamsbrooke Drive, and 5200 Burnt Pine Dr.