9 Aspen Cv

Comp feature detection report for the work file

Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20261125-012853-9-aspen-cv

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: 19

PHOTO-ONLY FINDINGS

[MEDIUM] **Small segmented retaining wall near front foundation**

A short interlocking-block retaining wall is visible adjacent to the side/front foundation, not mentioned anywhere in the appraiser notes.

Source: Photo 4

REVIEW REQUIRED

- Sagging, torn insulation batts with debris visible in the crawl space (Photo 7) - potential moisture intrusion or long-term deferred maintenance; recommend physical inspection follow-up
- Dark staining/streaking on rear vinyl siding (Photo 2, 5) consistent with mildew/algae growth - recommend noting as a condition item
- Discrepancy between stated 'crawl space foundation' and photographed/described walk-out finished lower level needs clarification from appraiser

SITE & VIEW

[HIGH] **0.34-acre cul-de-sac lot, down-sloping, backing to green space**

Stated lot size and location characteristics consistent with a slope-driven walkout design; supports potential view/privacy premium from green space backing.

Source: Appraiser Notes

[HIGH] **Finished walk-out lower level (539 sf) with full bath and covered/open multi-level deck**

Notes describe a finished walkout lower level with bonus room and full bath opening to a covered deck; photos confirm a two-tier deck/porch structure (upper covered deck with ceiling fan, lower open deck with stairs to grade) consistent with a walkout condition on the sloped lot - a value driver relative to typical slab/crawl-only comps.

Source: Appraiser Notes; Photo 2, Photo 5

DATED RENOVATIONS

[HIGH] **HVAC system replacement**

3.5-ton 16 SEER Rheem heat pump and variable-speed air handler (2019).

Source: Appraiser Notes

CONTRADICTIONS

- Appraiser notes state the dwelling has a 'crawl space foundation,' yet also describe and the photos depict a finished 539 sf walk-out lower level with full bath and interior stair access (Photos 2, 5, 8, 9) - this suggests partial basement/walkout construction rather than a simple crawl space, and should be clarified/reconciled by the appraiser.

IMAGE QUALITY ISSUES

- Photo 6 (attic) is very dark, limiting ability to assess insulation depth, ventilation, or roof structure condition

- Photo 18 uses colored LED ambient lighting, making true wall/floor finish color and condition difficult to verify
- Photo 7 (crawl space) is dim and only shows one vantage point, limiting full assessment of the area's moisture/insulation condition

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

Quality: Consistent with Q4 - a standard brick/vinyl production-built ranch (2004) with conventional room sizes and layout. Some above-base trim details are present (crown molding in living areas, a tray ceiling in the primary bedroom, a gas fireplace with painted mantel surround) that are common upgrades within the Q4 range but do not rise to Q3 custom-level complexity (no special millwork, no architectural ceiling treatments throughout, standard window/door stock visible). Kitchen cabinetry is builder-stock in design (simple raised-panel oak/cherry-toned boxes); the granite-tile counters noted by the appraiser are a later surface upgrade and do not change the underlying cabinet-grade quality call.

Condition: Overall impression is consistent with C3 - well maintained with limited updating, matching the appraiser's own assessment. Interior finishes (flooring, paint, fixtures) show normal wear consistent with a ~20 year old home but no obvious deferred maintenance in the main living areas. However, two items pull toward C4 in isolated areas: visible algae/mildew staining on the rear vinyl siding, and sagging/torn insulation batts with debris visible in the crawl space, which should be flagged for further inspection.

Kitchen/baths: Kitchen shows a surface-level update (granite-tile counters, stainless appliances, tile backsplash) layered onto original stock cabinetry - classified as 'updated' condition on Q4 bones. Bathrooms (hall bath, primary bath with garden tub/separate shower, secondary bath with double vanity) all show original-appearing fixtures, pedestal or cultured-marble vanity tops, and builder-grade lighting with no signs of remodeling - classified as 'not updated.'

Not visible/verified: Roof surface/age could not be closely assessed from available photos; No clear photo of exterior brick/foundation skirting at grade on the downhill side beyond what is shown in Photos 2/4/5; Several interior rooms are furnished/cluttered with personal belongings and colored ambient lighting (Photo 18), which can obscure true finish condition; HVAC equipment itself was not visually confirmed in photos, only referenced in notes; Only one photo of the crawl space area was provided; full extent of insulation/moisture condition cannot be confirmed from a single angle

1 Greeson Cove, Maumelle, 72113 MLS # 25049392

Photo count check: MATCH (42/42)

REVIEW REQUIRED

- Disclosed foundation repair (Agent Remarks: Olshans foundation work due to water intrusion, corrected with transferable warranty) - recommend appraiser request repair documentation and warranty terms; not independently visible in photos.
- Secondary/hall bathroom (Photo 38) appears less updated than primary bath - confirm actual condition/age during inspection as photo coverage of this room is limited to one angle.

POOLS & SITE IMPROVEMENTS

[HIGH] Concrete basketball court pad with mounted hoop in rear yard

Public remarks state 'very large fenced back yard w/ basket ball court and a patio'; large poured concrete pad with portable/mounted hoop clearly visible in rear yard photos.

Source: Public Remarks / Photo 3, 41, 42

[HIGH] Rear patio

Structured field lists 'Patio' under exterior features; photos show a concrete patio area adjacent to the rear door and kitchen exit.

Source: Structured Field (EXT. FEATURES: Patio) / Photo 3, 15, 41

SITE & VIEW

[HIGH] Fully fenced rear yard

Structured field confirms 'Fully Fenced'; remarks describe a 'very large fenced back yard'; wood privacy fencing visible enclosing the rear yard in photos.

Source: Structured Field (EXT. FEATURES: Fully Fenced) / Public Remarks / Photo 3, 41, 42

[HIGH] Corner lot

Structured field designates the lot as a Corner Lot; not independently confirmed via photos but consistent with site layout shown.

Source: Structured Field (LOT: Corner Lot)

[MEDIUM] Proximity to Lake Willastein

Remarks state the home is 'within walking distance to the beautiful Lake Willastein, one of Maumelle's Gems' - a location-based amenity, not a waterfront lot; no lake view visible in photos.

Source: Public Remarks

[MEDIUM] Disclosed prior foundation repair (condition outlier)

Agent remarks state the seller had foundation work completed by Olshans due to a water-caused issue, which was corrected, with a fully transferable warranty provided; no supporting photos of the repair or documentation were included in the photo set.

Source: Agent Remarks

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

Quality: Original construction consistent with Q3-to-Q4: two-story brick/vinyl traditional with tray ceilings, crown molding, decorative columns, and architectural shingle roof - design complexity exceeds basic builder grade but millwork, window/door grade, and original kitchen cabinetry (raised-panel stock cabinets) suggest a good but not custom/high-end original build.

Condition: Interior presents as freshly updated with new flooring, paint, lighting, and some kitchen/bath finish upgrades per remarks and photos, consistent with C3 (well-maintained, limited wear, some updates). A disclosed prior foundation repair (water-related, now corrected per seller with transferable warranty) is a condition caveat not visible in photos but should be verified.

Kitchen/baths: Kitchen retains original painted stock cabinetry with granite slab counters (per structured field) and a newly added subway tile backsplash and stainless microwave/dishwasher - consistent with 'updated' (modernized finishes, no structural change). Primary bath shows a newer freestanding soaker tub, updated vanity fixtures and mirrors, and a separate glass shower stall, consistent with 'updated.' The secondary/hall bath (Photo 38) shows an older sliding-glass tub/shower enclosure and builder-grade vanity that appears less updated, indicating mixed bath condition with the primary bath more recently refreshed.

Not visible/verified: Secondary bathroom (Photo 38) shows dated fixtures/surround compared to primary bath; overall bath impression is a blend of updated primary and not-updated secondary.; Foundation repair disclosed in agent remarks could not be visually verified in photos; no cracking, staining, or sub-floor issues were visible in any interior photo.; No date given for foundation repair or stated interior updates, limiting effective-age analysis.; Exterior siding on upper story is vinyl rather than full masonry, which supports a Q3-to-Q4 (not Q2) quality call.

113 Summit Dr, Maumelle, 72113 MLS # 25049847

Photo count check: MATCH (43/43)

PHOTO-ONLY FINDINGS

[MEDIUM] Second fireplace in kitchen/den area (whitewashed brick, wood mantel)

Structured FIREPLACE field lists only gas-starter/gas-log features without specifying count, and remarks do not

mention a second fireplace, yet photos show two distinct fireplaces - one stone-faced in the formal living room (Photo 2) and one whitewashed brick unit in the kitchen/den (Photos 12, 19, 20).
Source: Photo 12, 19, 20

[MEDIUM] Jetted/whirlpool-style soaking tub in primary bath
Primary bathroom photo shows a built-in jetted tub with corner jets visible, separate from the standalone glass shower enclosure; not referenced in structured fields or remarks.
Source: Photo 37

REVIEW REQUIRED

- Confirm actual count and type (gas vs. wood-burning) of fireplaces - structured data and photos appear inconsistent.
- Agent/Public Remarks state several 'new' items (roof, water heater, dishwasher, microwave) with no installation dates provided
- effective age impact cannot be quantified from available documentation.
- Carpet staining observed in multiple bedrooms should be verified in person for extent and whether it reflects normal wear or a maintenance issue.

SITE & VIEW

[HIGH] Wooded lot with mature tree buffer along rear/side property line
Structured LOT field lists 'Wooded' and photos confirm a dense tree line directly behind the fenced yard, providing privacy/greenbelt buffer rather than rear neighbors.
Source: Structured Field (LOT: Wooded) / Photo 39, 41

[MEDIUM] Paved walking trail adjacent to rear yard leading to local parks
Public remarks state 'walking trials leading to local parks'; Photo 43 shows a paved path running along the rear fence line of the property, confirming trail access.
Source: Public Remarks / Photo 43

[HIGH] Covered patio at rear of home
Public remarks mention 'outdoor living with a covered patio'; Photo 40 shows a substantial covered concrete patio/breezeway area at the rear elevation.
Source: Public Remarks / Photo 40

CONTRADICTIONS

- Structured FIREPLACE field does not indicate a count and implies a single fireplace with gas starter/gas logs, but photos show two separate fireplaces (living room stone-faced unit and kitchen/den whitewashed brick unit).

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

Quality: Exterior presents as a well-finished brick-and-stone elevation with architectural-shingle roof, stacked gables, and stone archway entry - above typical builder-grade massing. Interior shows significant architectural detail beyond stock construction: raised columns, arched door and wall openings, crown molding throughout, chair-rail/wainscoting in dining areas, and two separate fireplaces (stone-faced and whitewashed brick). Kitchen cabinetry (oak, built-in glass-front hutch) appears to be original stock cabinetry rather than custom millwork. Overall this reads as consistent with Q3 - well-finished with upgrades beyond builder grade, short of full custom Q2.

Condition: Dwelling presents as generally well-maintained with some visible wear consistent with a vacant, lived-in home of this age. Agent remarks confirm a new roof, new water heater, and new dishwasher/microwave, which would improve effective age, though no installation dates are given. Carpeted bedrooms show visible staining/discoloration in several rooms. A seller-provided painting allowance suggests wall finishes may be dated or in need of refresh. No structural or safety defects (water staining, cracking, exposed subfloor) were observed in available photos.

Kitchen/baths: Kitchen shows granite countertops, tumbled-stone diagonal backsplash, and newer stainless appliances (dishwasher, microwave, gas range) layered onto original oak stock cabinetry - consistent with an UPDATED kitchen on original builder-grade cabinet boxes, not a remodel. Hall/powder bath shows a modern pedestal sink and mirror that may reflect a partial update, but the primary bath retains original-appearing white cabinetry, a glass-block window, and a standard garden tub/separate shower combination typical of 2008 construction, indicating a baths condition that is predominantly NOT UPDATED.

Not visible/verified: Home is vacant/staged; some areas (attic, crawlspace/foundation, garage interior, roof close-up) were not visible in available photos; No close-up of roof shingles to corroborate 'new roof' claim or estimate actual age; Could not verify condition inside kitchen cabinet boxes or under-sink plumbing; Exterior stucco/brick condition on sides and rear not fully visible for cracking or staining

124 Mountain Valley Drive, Maumelle, 72113 MLS # 26022589

Photo count check: MATCH (50/50)

REVIEW REQUIRED

- Cannot confirm installation dates of 'newer AC unit' and 'newer water heater' referenced in public remarks - no supporting structured field or verifiable date given

- Primary bath vanity top appears to be a different, possibly updated material than the kitchen's Corian counters; insufficient evidence to classify as a true remodel

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

Quality: Original construction shows a standard brick one-story builder home elevated by above-average trim package: crown molding throughout, tray ceilings in dining and primary bedroom, built-up fireplace mantels with fluted pilasters, and an arched transom window with built-up wood casing. Kitchen cabinetry is stock raised-panel oak with a solid-surface (Corian) counter - builder grade millwork, not custom. This places the dwelling between a stock Q4 and a more detailed Q3, consistent with Q3-to-Q4.

Condition: Interior presents as freshly painted and well maintained with no visible deferred maintenance. Wood and tile flooring appear in good condition; carpet appears clean but visibly worn/dated in texture in several bedrooms. Kitchen cabinetry, appliances (white double wall oven, white refrigerator), and counters appear original to construction with no visible modernization - consistent with 'not updated.' Bathrooms show original tile work, original cabinetry, and an older-style frosted sliding glass shower enclosure in the primary bath, though the primary vanity top appears to be a newer solid-surface/marble-look material inconsistent with the kitchen's Corian, suggesting a possible partial update. Remarks note fresh paint and newer AC/water heater (undated), supporting a well-maintained C3 impression.

Kitchen/baths: Kitchen retains original oak raised-panel cabinetry, Corian-type counters, and builder-grade white appliances with no visible modernization - consistent with 'not updated.' Primary bath (Photos 42-47) features original tile, double vanity, corner garden tub, and a walk-in shower with dated frosted sliding glass doors; the vanity top is a lighter marble-look solid surface that differs from the kitchen counter and could represent a minor update, but overall the bath presents as original and not updated. Secondary bath (Photo 39) shows a granite-look counter and tiled walk-in shower, also appearing original to construction.

Not visible/verified: Roof condition and attic/crawlspace not visible in photos; Only two bathrooms photographed (primary and one secondary); cannot confirm condition of any additional baths; No dates given for stated AC/water heater updates, limiting effective age estimation; Primary bath vanity top material differs visually from kitchen counter, but insufficient evidence to confirm this reflects an actual remodel versus original builder variation; MLS photos are marketing images; some wear or finish issues may be minimized by lighting/staging

105 Summit Valley Cir, Maumelle, 72113 MLS # 26024990

Photo count check: MATCH (24/24)

PHOTO-ONLY FINDINGS

[LOW] Enclosed storage area beneath rear deck

A door is visible at ground level beneath the elevated rear deck, suggesting an enclosed storage or utility space; this is not mentioned in remarks or structured fields and could not be further characterized from available photos.

Source: Photo 23

REVIEW REQUIRED

- Verify actual bathroom count given discrepancy between public remarks (3.5 baths) and structured fields (2.5 baths)
- Field-verify the foundation/grade condition at the rear of the home shown in Photo 23, given apparent inconsistency with the 'Slab, One Story' structured data
- Confirm true condition of virtually staged rooms since digital staging obscures original finishes/condition

SITE & VIEW

[LOW] Sloped rear lot with significant grade change

Rear elevation shows a tall exposed brick foundation beneath an elevated deck with a storage access door, suggesting the lot slopes down at the rear; structured fields list foundation as 'Slab' and the home as 'One Story,' so it is unclear whether this represents only crawlspace/storage or a more significant grade differential. Field verification recommended.

Source: Photo 23

CONTRADICTIONS

- Public remarks describe the property as a '3.5-bath home,' but structured fields list 2 Full Baths and 1 Half Bath, totaling 2.5 baths - a discrepancy between remarks and structured data.
- Structured fields list Foundation as 'Slab' and the home as 'One Story,' but Photo 23 shows a tall exposed foundation/crawlspace with a storage door beneath an elevated deck at the rear, which is not clearly explained by the structured data.

IMAGE QUALITY ISSUES

- Photos 7, 10, 11, 12, and 15 are labeled 'Virtually Staged'; furnishings and decor in these images are digitally added and should not be relied upon for condition assessment of those rooms
- No interior photos of garage, attic, or crawlspace were provided

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

Quality: Original construction appears to be a solid builder-grade home with some above-standard architectural detailing: full brick exterior on all elevations with arched window surrounds, multiple roof gables, crown molding throughout, a tray ceiling in the primary bedroom, and a decorative column separating living/dining space. Floor plan and millwork are consistent with a well-appointed production/semi-custom build rather than true custom construction, placing it at the Q3/Q4 border.

Condition: Remarks describe the home as well-maintained with several recent improvements (new roof, new gutters, fresh paint, updated bathroom tile flooring). Kitchen shows granite-look counters and stainless appliances layered onto what appears to be original cabinetry, indicating condition-level updating rather than a structural remodel. Some exterior wood elements (front and rear decks) show weathering/graying consistent with limited recent maintenance to those components.

Kitchen/baths: Kitchen shows white cabinetry (appears original to construction) with granite-look countertops, tile backsplash, and stainless appliances layered on - consistent with an 'updated' kitchen rather than a structural remodel. Primary bath has a garden tub, frameless glass shower, double vanity, and stone-look tile flooring; a secondary bath has a pedestal sink and traditional fixtures. Remarks confirm new tile flooring in baths, supporting 'updated' status for both kitchen and baths; no cabinet reconfiguration or layout change is evident.

Not visible/verified: Several bedroom photos (7, 10, 11, 12, 15) are virtually staged - furnishings shown are digitally added and do not reflect actual room contents or condition of soft finishes; No photos provided of garage interior, attic, or crawlspace to assess those areas' condition; Rear foundation exposure beneath the deck (Photo 23) could not be fully assessed for condition or use

2 Harmony Cove, Maumelle, 72113 MLS # 26029784

Photo count check: MATCH (29/29)

PHOTO-ONLY FINDINGS

[HIGH] **Built-in mudroom lockers with bench seat and open shelving at rear entry**

A dedicated mudroom area with three built-in locker cubbies, a bench, and adjacent open wood shelving is visible at the rear entry. No structured field (OTHER ROOMS lists only Great Room and Laundry) or remarks reference this built-in feature.

Source: Photo 19, Photo 20

[MEDIUM] **Garden/soaking tub in primary bath**

A built-in drop-in soaking tub is visible in the primary bathroom separate from the walk-in shower. Structured fields list only 'Walk-in Shower' under INTERIORS with no tub reference, and remarks do not mention a soaking tub.

Source: Photo 16, Photo 17

REVIEW REQUIRED

- Confirm the identity and size of the white structure visible in the backyard (Photos 26-28) - could be a storage shed or utility/equipment box
- Verify actual roof condition/age on site, as the May 2026 replacement is asserted only in remarks with no supporting photo of the roof surface up close
- Confirm whether the stone fire pit and patio are included in the sale and whether any permitting applies to the in-ground/patio improvements

DETACHED OUTBUILDINGS

[MEDIUM] **Small white storage shed or utility box in side/rear yard**

A white rectangular structure is visible at the left edge of the backyard in multiple rear-elevation photos. It could be a small resin storage shed or a utility/equipment enclosure; distance and shadow make the exact nature and size uncertain. No mention in remarks or structured fields.

Source: Photo 26, Photo 27, Photo 28

POOLS & SITE IMPROVEMENTS

[HIGH] **Covered and uncovered rear patio**

Remarks state 'covered and uncovered patio space'; photos show a covered patio area adjoining the house plus an extended uncovered concrete patio section.

Source: Public Remarks; Photo 26, Photo 27

[MEDIUM] **Stone-ringed fire pit**

A circular stone/paver fire pit feature is visible at the edge of the patio in both the staged and unstaged rear-yard photos, indicating it is a real site improvement rather than staged decor. Not mentioned in remarks or structured fields.

Source: Photo 26, Photo 27

SITE & VIEW

[HIGH] **Cul-de-sac lot location**

Both structured fields and public remarks ('tucked on a cul-de-sac') confirm cul-de-sac positioning.
Source: Structured Field (LOT: Cul-de-sac); Public Remarks

[MEDIUM] Sloped lot with elevated distant tree-line/hill view

Structured field lists 'Sloped' lot; Photo 28 shows the rear yard rising steeply toward the rear fence line, and Photo 29 shows a distant, hazy view of a tree-covered ridge/hillside from the upper rear of the lot. Photo 29 is a tight zoomed shot, making the extent and reliability of the view somewhat uncertain.
Source: Structured Field (LOT: Sloped); Photo 28, Photo 29

[MEDIUM] Extra landscaping

Structured field notes 'Extra Landscaping' as a lot feature; front yard photos show mature shrubs and bed landscaping (Photo 1) consistent with this designation, though rear yard landscaping is minimal turf.
Source: Structured Field (LOT: Extra Landscaping)

DATED RENOVATIONS

[HIGH] Roof replacement

"a new roof was installed May 2026" - verbatim from Public Remarks.
Source: Public Remarks

IMAGE QUALITY ISSUES

- Numerous listing photos are marked 'Virtually Staged,' meaning furniture/decor shown is computer-generated; true as-is furnishing condition of those rooms cannot be verified from the staged versions alone
- Photo 29 is a tightly cropped, hazy telephoto shot of a distant ridge, making it difficult to fully assess the reliability or extent of any view premium
- The white structure seen in Photos 26-28 is small and partially shadowed, preventing confident identification of its size, construction, or exact purpose

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

Quality: Original construction reads as a production/tract-built brick ranch (built 2006) with trim details that run a notch above base builder grade: crown molding throughout main living areas, arched transom windows at the entry and a bedroom, a French-door flex room with matching transom glass, and built-in mudroom lockers/shelving. These are architectural/millwork upgrades present from original construction, not later remodeling, and support a Q3-to-Q4 holistic call rather than a bare Q4. Cabinet boxes in the kitchen and baths (raised-panel doors, standard builder vanity tops originally) appear to be stock-grade casework consistent with a mid-2000s production build.

Condition: Overall condition appears well-maintained with limited wear and several recent updates layered onto the original stock finishes. The public remarks state a new roof was installed May 2026 and granite countertops were added, and photos corroborate clean, unworn countertops, tile backsplash, and stainless appliances in the kitchen. Secondary bath and primary bath fixtures (tub/shower surrounds, vanities) appear original and dated but functional with no visible damage. No water staining, cracking, or deferred-maintenance issues are visible in any interior or exterior photo.

Kitchen/baths: Kitchen shows an added granite countertop, subway tile backsplash, and stainless appliances over what appears to be original painted stock cabinetry - classified as updated, not remodeled, since no layout/structural change is evident. Both baths (primary and hall) retain original-looking fixtures, cabinetry, and tile with no visible modernization - classified as not updated.

Not visible/verified: Several interior/exterior photos are labeled 'Virtually Staged'; furniture and some decor in those images are digital additions and were disregarded, relying instead on matching unstaged photos of the same rooms where available; No photos of attic, crawlspace/foundation detail, or HVAC equipment to assess mechanical condition; Side exterior elevations are not shown, limiting full exterior condition assessment; Interior photo count exceeds 8, supporting reasonable interior confidence, but garage interior and bedroom closets were

not shown

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	1 Greeson Cove MLS # 25049392	113 Summit Dr MLS # 25049847	124 Mountain Valley Drive MLS # 26022589	105 Summit Valley Cir MLS # 26024990	2 Harmony Cove MLS # 26029784
Q/C impression	[M] Q4 / C3 K: updated B: not updated	[M] Q3-to-Q4 / C3 K: updated B: updated	[M] Q3 / C3 K: updated B: not updated	[M] Q3-to-Q4 / C3 K: not updated B: not updated	[M] Q3-to-Q4 / C3 K: updated B: updated	[M] Q3-to-Q4 / C3 K: updated B: not updated
Vs. subject (advisory)	-	Q superior / C similar 1 Greeson Cove shows tray ceilings, decorative columns, and a more detailed original build than the subject's standard Q4 trim package, while its C3 condition impression (fresh flooring/paint) is comparable to the subject's own well-maintained but flagged condition.	Q superior / C similar 113 Summit Dr's dual fireplaces, wainscoting, and arched openings reflect a more detailed original build than the subject's simpler Q4 trim, while both present as similarly well-maintained C3 homes overall.	Q similar / C similar 124 Mountain Valley Drive's builder-grade cabinetry and standard trim land close to the subject's own Q4 quality level, and its somewhat worn carpet/unmodernized kitchen keeps its condition impression close to the subject's own mixed-condition picture.	Q similar / C similar 105 Summit Valley Cir's quality reads close to the subject's Q4 level despite slightly more brick detailing, and its fresher bathroom tile and paint are offset by weathered deck surfaces, landing its condition near the subject's own C3 impression.	Q superior / C similar 2 Harmony Cove's arched transoms, built-in mudroom lockers, and crown molding exceed the subject's more basic Q4 trim package, while both present as similarly maintained C3 homes with only minor, non-structural condition items noted.
Detached outbuildings	-	-	-	-	-	[M] Small white storage shed or utility box in side/rear yard
Photo-only findings	[M] Small segmented retaining wall near front foundation	-	[M] Second fireplace in kitchen/den area (whitewashed brick, wood mantel) [M] Jetted/whirlpool-style soaking tub in primary bath	-	[L] Enclosed storage area beneath rear deck	[H] Built-in mudroom lockers with bench seat and open shelving at rear entry [M] Garden/soaking tub in primary bath
Pools & site improvements	-	[H] Concrete basketball court pad with mounted hoop in rear yard [H] Rear patio	-	-	-	[H] Covered and uncovered rear patio [M] Stone-ringed fire pit
Site & view	[H] 0.34-acre cul-de-sac lot, down-sloping, backing to green space [H] Finished walk-out lower level (539 sf) with full bath and covered/open multi-level deck	[H] Fully fenced rear yard [H] Corner lot [M] Proximity to Lake Willastein [M] Disclosed prior foundation repair (condition outlier)	[H] Wooded lot with mature tree buffer along rear/side property line [M] Paved walking trail adjacent to rear yard leading to local parks [H] Covered patio at rear of home	-	[L] Sloped rear lot with significant grade change	[H] Cul-de-sac lot location [M] Sloped lot with elevated distant tree-line/hill view [M] Extra landscaping
Dated renovations	[H] HVAC system replacement	-	-	-	-	[H] Roof replacement

Category	SUBJECT PROPERTY inspection photos	1 Greeson Cove MLS # 25049392	113 Summit Dr MLS # 25049847	124 Mountain Valley Drive MLS # 26022589	105 Summit Valley Cir MLS # 26024990	2 Harmony Cove MLS # 26029784
Review required	- Sagging, torn insulation batts with debris visible in the crawl space (Photo 7) - potential moisture intrusion or ... - Dark staining/streaking on rear vinyl siding (Photo 2, 5) consistent with mildew/algae growth - recommend noting as a ... - Discrepancy between stated 'crawl space foundation' and photographed/described walk-out finished lower level needs ...	- Disclosed foundation repair (Agent Remarks: Olshans foundation work due to water intrusion, corrected with transferable ... - Secondary/hall bathroom (Photo 38) appears less updated than primary bath - confirm actual condition/age during ...	- Confirm actual count and type (gas vs. wood-burning) of fireplaces - structured data and photos appear inconsistent. - Agent/Public Remarks state several 'new' items (roof, water heater, dishwasher, microwave) with no installation dates ... - Carpet staining observed in multiple bedrooms should be verified in person for extent and whether it reflects normal ...	- Cannot confirm installation dates of 'newer AC unit' and 'newer water heater' referenced in public remarks - no ... - Primary bath vanity top appears to be a different, possibly updated material than the kitchen's Corian counters ...	- Verify actual bathroom count given discrepancy between public remarks (3.5 baths) and structured fields (2.5 baths) - Field-verify the foundation/grade condition at the rear of the home shown in Photo 23, given apparent inconsistency ... - Confirm true condition of virtually staged rooms since digital staging obscures original finishes/condition	- Confirm the identity and size of the white structure visible in the backyard (Photos 26-28) - could be a storage shed ... - Verify actual roof condition/age on site, as the May 2026 replacement is asserted only in remarks with no supporting ... - Confirm whether the stone fire pit and patio are included in the sale and whether any permitting applies to the ...
Contradictions	- Appraiser notes state the dwelling has a 'crawl space foundation,' yet also describe and the photos depict a finished ...	-	- Structured FIREPLACE field does not indicate a count and implies a single fireplace with gas starter/gas logs, but ...	-	- Public remarks describe the property as a '3.5-bath home,' but structured fields list 2 Full Baths and 1 Half Bath ... - Structured fields list Foundation as 'Slab' and the home as 'One Story,' but Photo 23 shows a tall exposed ...	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

The comp set clusters tightly in condition. 1 Greeson Cove and 105 Summit Valley Cir present best, each showing fresh paint, new flooring, and recently updated kitchen/bath finishes consistent with a strong C3. 113 Summit Dr and 2 Harmony Cove follow closely behind, both well-maintained C3 homes with only minor wear items (carpet staining and a painting allowance at 113 Summit Dr; otherwise clean finishes at 2 Harmony Cove). 124 Mountain Valley Drive sits a step below the others - still C3, but with visibly worn bedroom carpet and an unmodernized kitchen/bath package that reads slightly more dated than the rest of the group.

QUALITY

Quality is fairly homogeneous across the set, as is typical for a comp group. 113 Summit Dr shows the most architectural detail (stacked gables, dual fireplaces, wainscoting) and anchors the top. 1 Greeson Cove is close behind with tray ceilings and decorative columns. 2 Harmony Cove follows with above-base trim (arched transoms, built-in mudroom lockers). 105 Summit Valley Cir and 124 Mountain Valley Drive group together at the lower end of this range, each a well-finished but more standard production build with builder-grade millwork and stock cabinetry.

VERSUS SUBJECT

The subject is consistent with Q4, placing it at or just below the lower end of the comp set's quality range; most comps (113 Summit Dr, 1 Greeson Cove, 2 Harmony Cove)

show somewhat more architectural detailing. On condition, the subject is roughly mid-pack - similar to 113 Summit Dr, 2 Harmony Cove, and 124 Mountain Valley Drive - but its isolated siding staining and crawlspace condition issues keep it from matching the fresher, more thoroughly updated impression of 1 Greeson Cove and 105 Summit Valley Cir.

- 1 Greeson Cove: quality superior, condition similar - 1 Greeson Cove shows tray ceilings, decorative columns, and a more detailed original build than the subject's standard Q4 trim package, while its C3 condition impression (fresh flooring/paint) is comparable to the subject's own well-maintained but flagged condition.
- 113 Summit Dr: quality superior, condition similar - 113 Summit Dr's dual fireplaces, wainscoting, and arched openings reflect a more detailed original build than the subject's simpler Q4 trim, while both present as similarly well-maintained C3 homes overall.
- 124 Mountain Valley Drive: quality similar, condition similar - 124 Mountain Valley Drive's builder-grade cabinetry and standard trim land close to the subject's own Q4 quality level, and its somewhat worn carpet/unmodernized kitchen keeps its condition impression close to the subject's own mixed-condition picture.
- 105 Summit Valley Cir: quality similar, condition similar - 105 Summit Valley Cir's quality reads close to the subject's Q4 level despite slightly more brick detailing, and its fresher bathroom tile and paint are offset by weathered deck surfaces, landing its condition near the subject's own C3 impression.
- 2 Harmony Cove: quality superior, condition similar - 2 Harmony Cove's arched transoms, built-in mudroom lockers, and crown molding exceed the subject's more basic Q4 trim package, while both present as similarly maintained C3 homes with only minor, non-structural condition items noted.

- No comparable or the subject differs from the set's center by a full internal-score step on either scale - the group (including the subject) is reasonably homogeneous in both quality and condition.

- 124 Mountain Valley Drive is the softest condition performer in the comp set (worn carpet, unmodernized kitchen/bath), though not by a full step from the group center.

- The subject carries isolated condition flags (rear siding staining, crawlspace insulation/debris) not mirrored in any comp; these are localized issues rather than whole-property deficiencies and are based on limited photo coverage (a single crawlspace image).

- All property assessments, including the subject, carry MEDIUM confidence; relative rankings should be read as directional rather than precise.

- The subject's crawlspace and rear siding observations rely on limited photo coverage (single-angle crawlspace image), so the extent of those condition issues is not fully confirmed.

- Several comps (113 Summit Dr's roof/water heater, 105 Summit Valley Cir's roof/gutters, 2 Harmony Cove's roof) cite recent updates without installation dates, limiting precise effective-age comparison to the subject.

- Virtual staging in some comp photos (105 Summit Valley Cir, 2 Harmony Cove) was discounted in favor of unstaged images where available, but may still slightly affect condition confidence for those listings.