

**David W. & Jacqueline B. Magee
2049 Woodburn Drive, (Lot 194, Plantation Lakes)
Myrtle Beach, SC 29579**

Unseen

Two water meters (one for irrigation and one for household water usage)

Gutters with gutter helmets

Framed with 2 x 6 studs, with deep concrete and rebar footings and grounded with hurricane strappings from footings to roof, extra insulation

24' x 26' insulated, finished and painted garage with work bench, welding outlet, air compressor outlet, overhead open cabinets with a deep stainless sink in wooden cabinet with pull out faucet, a whole house surge protector, two garage doors with two garage door openers with quiet belt drives. A storm door is on the pedestrian door

Eight security cameras with eight channels with two- hour power outage backup installed by Premier Sound

100' bulkhead with boat slip, low voltage lighting, 120- volt electrical outlet and water faucet at dock. Trek board decking with 7' x 8' deck at waters edge.

Double pane energy efficient tilt windows throughout house

Five soffit lights on each side of the house with timer

Motion detecting flood lights at each corner of the house

Extra up lights and landscaping lights front and back of the house, on palm trees and in center island. Spot light in center island to shine on front door and electrical outlet in center island for fountain

Tankless hot water heater

Door switches on walk-in closet doors

Soft touch drawers in kitchen, utility room, and 1st owner's suite bathroom

Cast iron bath tubs in 2nd owner's suite bath and guest bath

Rope lighting in all double tray ceilings

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Unseen

Bull nose cornered sheet rock

Gas fire place insert

3' x 6' grill pad off covered back porch with gas line connection for gas grill

Gas grill will convey

Built- in fold- down iron board in utility room

Broom closet in utility room

LG washer and dryer will convey (seven years old)

Kenmore refrigerator will convey (seven years old)

Garbage disposal

Lights under cabinets in kitchen and utility room

Oil-rubbed bronze hardware, fixtures, lighting, faucets

Life time warranty on Delta kitchen faucet and soap dispenser

36" doors to 1st master suite and master bath

Ultra violet light in both inside heat pump units to prevent mold

10 years transferrable parts and labor warranty on heat pumps with three years remaining

10 years transferrable termite warranty March 2019 – 2029, \$125.00 annual material fee

Water faucet on garage side of house, front and back of house

Two electrical receptacles in front and back of house and one on garage side of the house

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