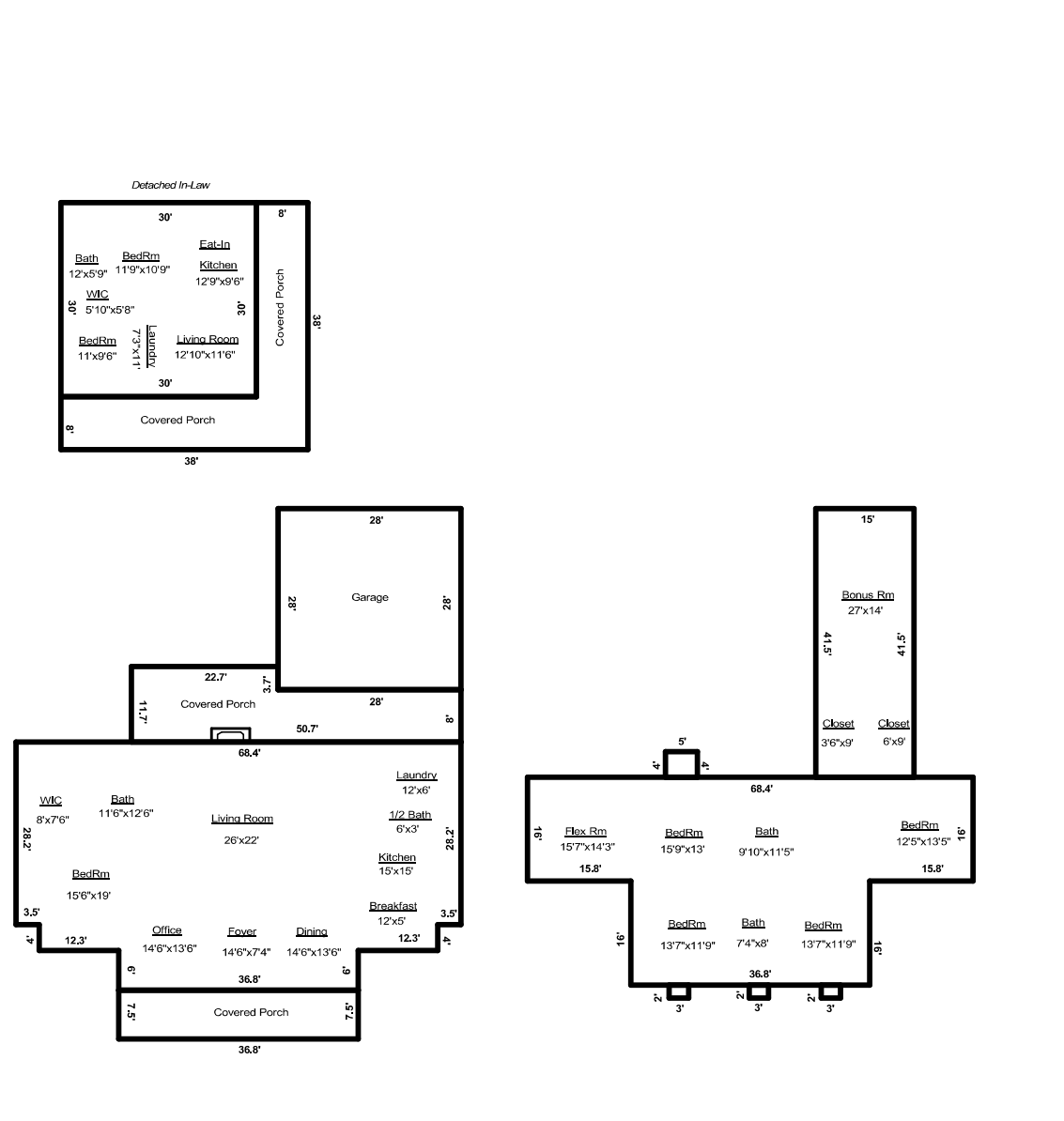


**SKETCH ADDENDUM**

Intended User  
 Property Address 91 Swift Creek Road  
 City Smithfield County Johnston State NC Zip Code 27577  
 Client Adam McKnight



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS
Living Area			First Floor
First Floor	2395	213	68.4 X 28.2 = 1928.8
Second Floor	1683	201	61.4 X 4.0 = 245.6
Second Floor	623	113	36.8 X 6.0 = 220.8
Second Floor	6	10	Total 2395.2
Second Floor	6	10	Second Floor
Second Floor	6	10	68.4 X 16.0 = 1094.4
Second Floor	20	18	36.8 X 16.0 = 588.8
Subtotal	2344	362	Total 1683.2
Total	4739	575	Second Floor
Garage			15.0 X 41.5 = 622.5
Garage	784	112	Second Floor
Porch			3.0 X 2.0 = 6.0
Back Porch	490	125	Second Floor
Front Porch	276	89	3.0 X 2.0 = 6.0
Accessory Buildings			Second Floor
Det. In-Law Porch	544	152	3.0 X 2.0 = 6.0
Detached In-Law	900	120	Second Floor
			5.0 X 4.0 = 20.0

91 Swift Creek Road  
Smithfield, NC 27577

Pool — 23k gallon saltwater pool. Completed Spring 2018 by Clearwater Pools. Electric valves converted to manual post-Covid when replacements were unavailable. Possibly available now. Filters last cleaned in March 2024. Last replaced in July 2023.

Pond — Fountain has run continuously since we moved here in May 2016. Impeller replaced on pump in 2020. Power control at dock. At least two dozen sterile carp there between former owner and us. 125 bream stocked in fall 2017 and 125 bass stocked in spring 2018. Has not been fished much, though. Pond is fed by surface runoff with no known spring present (per former owner). Approximately 5' deep at dam and gradually receding in depth back to westernmost point. Have regularly added black and blue dye during peak heat months to retard excessive algae growth.

Dock — Rebuilt on existing pilings in 2017.

Barn — Re-roofed and extensively renovated in 2017. AC in tool room. Electrical and lighting in all rooms and sections. Cat 6 cable buried from barn to cottage.

Generator — Installed 2017, 22kw generator with integrated transfer switch. Tests itself every Sunday evening. Runs off LP

Water System — whole house filtration system with reverse osmosis faucet in kitchen, Installed 2019.

Downstairs HVAC - Replaced by Pernell HVAC of Smithfield in 2018. Thermostats for both systems are linked and also controlled through Lennox app. Systems have been serviced twice each year since installation.

Upstairs HVAC - Replaced by Pernell HVAC of Smithfield in 2018. Thermostats for both systems are linked and also controlled through Lennox app. Systems have been serviced twice each year since installation.

Roof — Baker Roofing of Raleigh replaced the roof in 2018. 30-year shingles. Warranty conveys.

Whole House Vacuum — Collection canister and vacuum motor in garage closet. Vacuum ports in most rooms.

Irrigation System — Opened and closed each year by Rainy Days in Apex. Covers flower beds near house and garden boxes off of kitchen. Water from pond so not subject to any water restrictions from Johnston County Public Utilities.

Landscape lighting — Installed and (when required) serviced by Rainy Days in Apex. One circuit of lampposts surrounding pond is independent with switch at dock.

Gate- Installed 2017. Serviced by Secure Access Systems in Garner. 3-4 openers will convey along with all instructions on programming codes.

Sewer/Septic — Septic tank pumped out in May, 2016 at time we purchased. Zero issues for us. JoCo Public Utilities Sewer available just to the south of driveway entrance. Tap fee (\$2,700) was paid by owner before us, but we never connected once available to us in 2020.

Security System/Cameras — +/- \$45/month. 5 cameras on house, 2 on cottage (connect over internet). Front and back door on electronic locks that connect to security system app.

Back porch — Built in 2018. Three speakers that connect to family room sound system. Leftover tiles in garage closet.

LP Gas Tank — 500 gallons. Original to house. Owned.

Upstairs bathrooms renovated in 2019.

Cottage — Built in 2018 by A. C. Lee Construction. 900 sf. Two small bedrooms, one bathroom. Kitchen, Family room. Wraparound porch on two sides. Tankless LP water heater. Electric HVAC. County water and sewer. Brightspeed internet line in place (inactive).

Available for sale:  
Family Room TV

Family Room Sound system

Washer

Dryer

To Convey with house:

Refrigerator

Gas logs removed but stored in garage closet.

Extra tiles for master bath and back porch

LVP for bonus room and upstairs baths

Any pool chemicals remaining

To convey with barn:

All tools and farm supplies remaining at closing. No hazardous chemicals or toxic substances will be left behind.