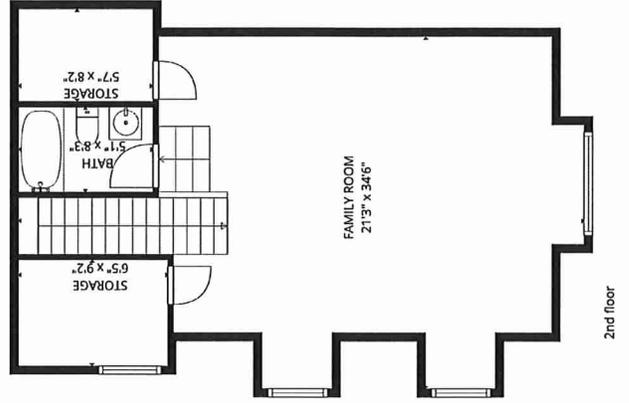
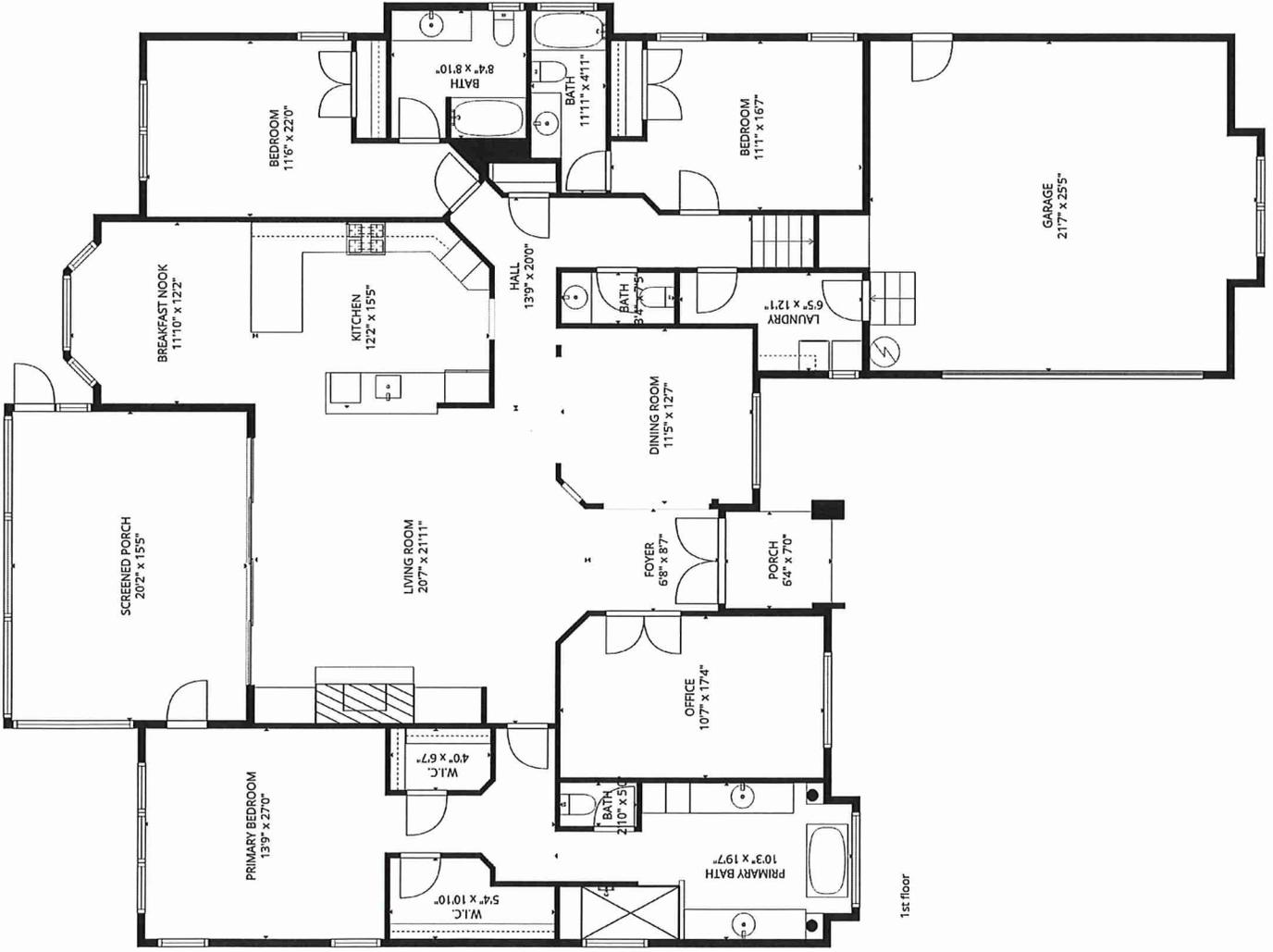


2025 HOME IMPROVEMENTS MADE
227 Hampton Lake Drive, Bluffton, SC, 29910

New painting (walls and ceilings throughout the house and garage)- 50,000
All doors painting and ceiling trims – 15,000
Kitchen repainting – 8,000
Kitchen cabinets handles replaced – 4,000
Carpet professional cleaning- 2,000
Living room cabinets repainting with handles replacement- 4,000
All ceiling fan replacement and installation- 10,000
All ceiling lights replaced with LED bulbs (throughout the house) and light switches replaced with dimmable– 10,000
AC thermostats update, standardization, automation, and connected via internet – 2,000
Newly replaced mirrors in bathrooms- 5,000
Washer and dryer- 5,500
New refrigerator- 3,000
New microwave- 3,500
Front doors and master bathroom windows privacy protection – 1,500
House power wash – 3,000
Deep house cleaning- 3,000
Attic spaces and insulation cover to make it storage usable- 2,000
Fire alarm detectors replaced throughout the house- 3,000
Garden fence protection from small animals- 2,000
Backyard landscape (new grass, tree trimming, new plantings)- 10,000
Front yard grass replacement- 3,500
Irrigation system inspection and replacement of new parts- 2,000
Chimney cleaning- 1,000
Newly replaced mulch, front yard- 1,100





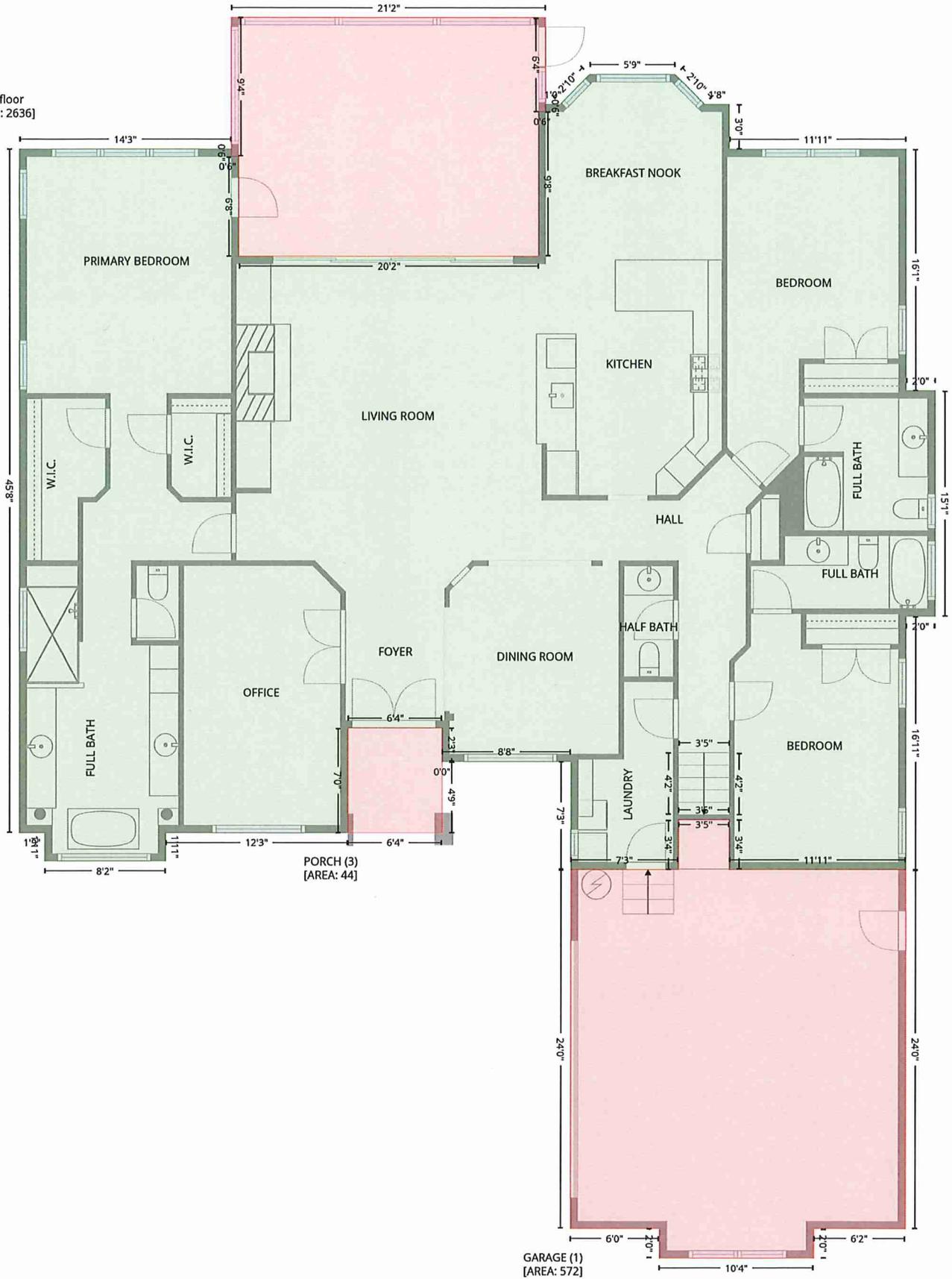
1ST FLOOR



2ND FLOOR

SCREENED PORCH (2)
[AREA: 329]

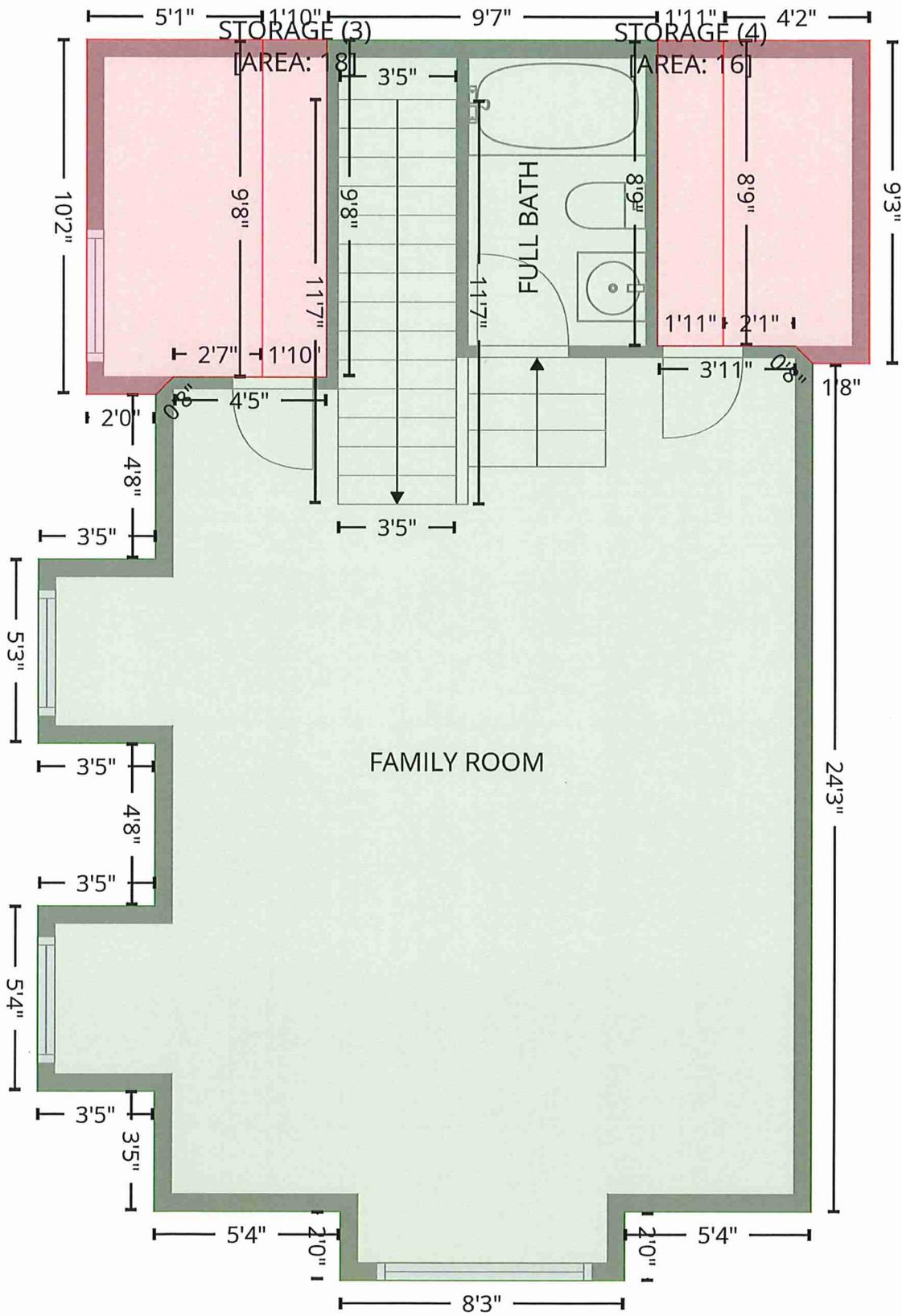
1st floor
[AREA: 2636]



LOW CEILING (1)
[AREA: 50]

2nd floor
[AREA: 599]

LOW CEILING (2)
[AREA: 38]





Justin Strother
843.540.4017
justin@colorsplash-painting.com

Estimate

Color Splash Painting
2 Corpus Christi Place
Building 200 , Suite 1
Hilton Head Island , SC 29928

Contact

Thomas M.
227 Hampton Lake Dr.
Bluffton, Sc 29910
thomasmkersey@scluxuryhomes
843.258.5597

Job Address

227 Hampton Lake Dr.
Bluffton, Sc 29910

Estimate ID

2322

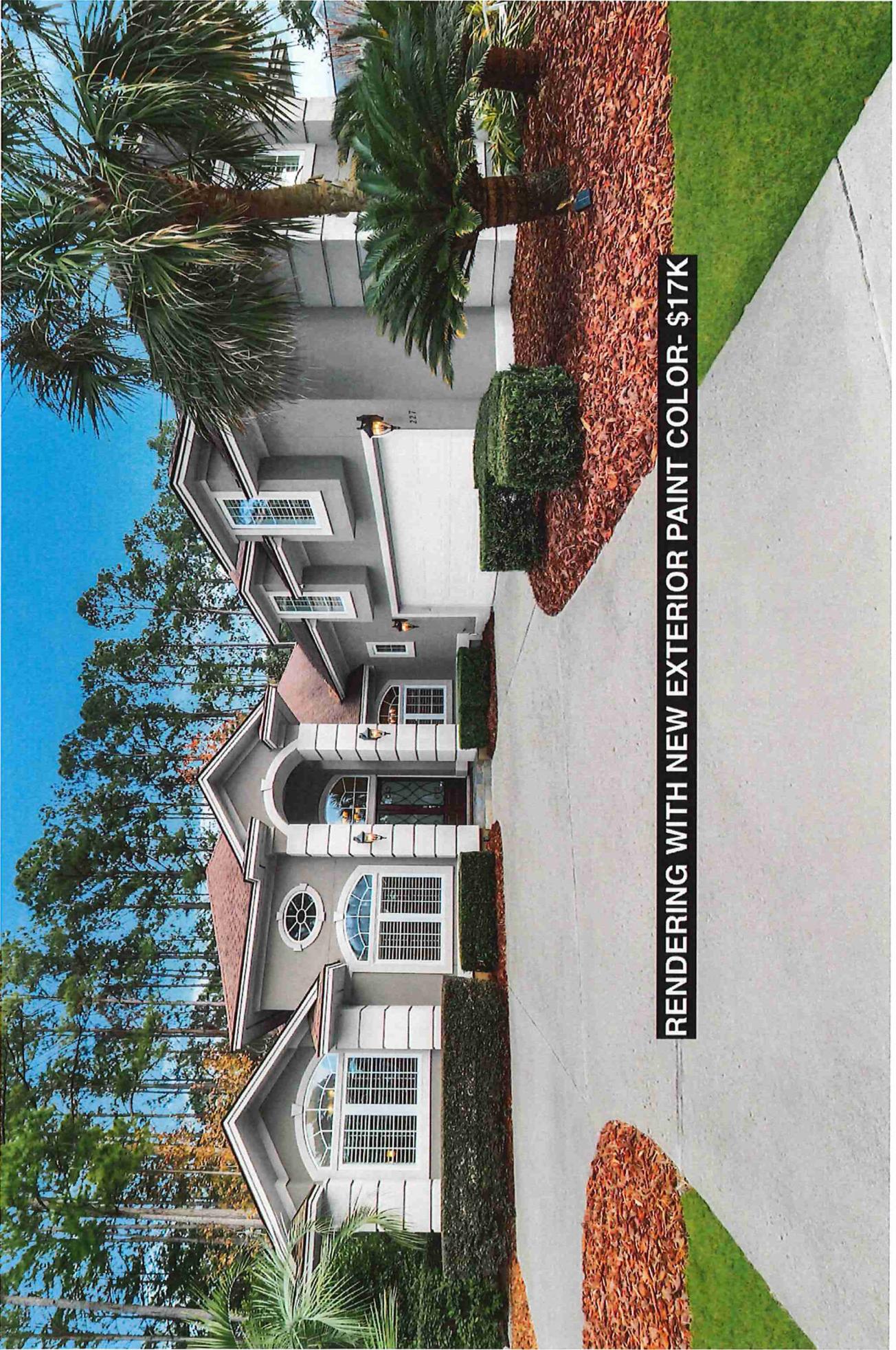
Date

Dec 10, 2025

Expires

Jun 11, 2026

Item



RENDERING WITH NEW EXTERIOR PAINT COLOR- \$17K



LANDSCAPE PLAN
 FOR
HAGOPIAN RESIDENCE
 LOT 207 HAMPTON LAKE DRIVE
 HAMPTON LAKE
 BUFTON, SOUTH CAROLINA

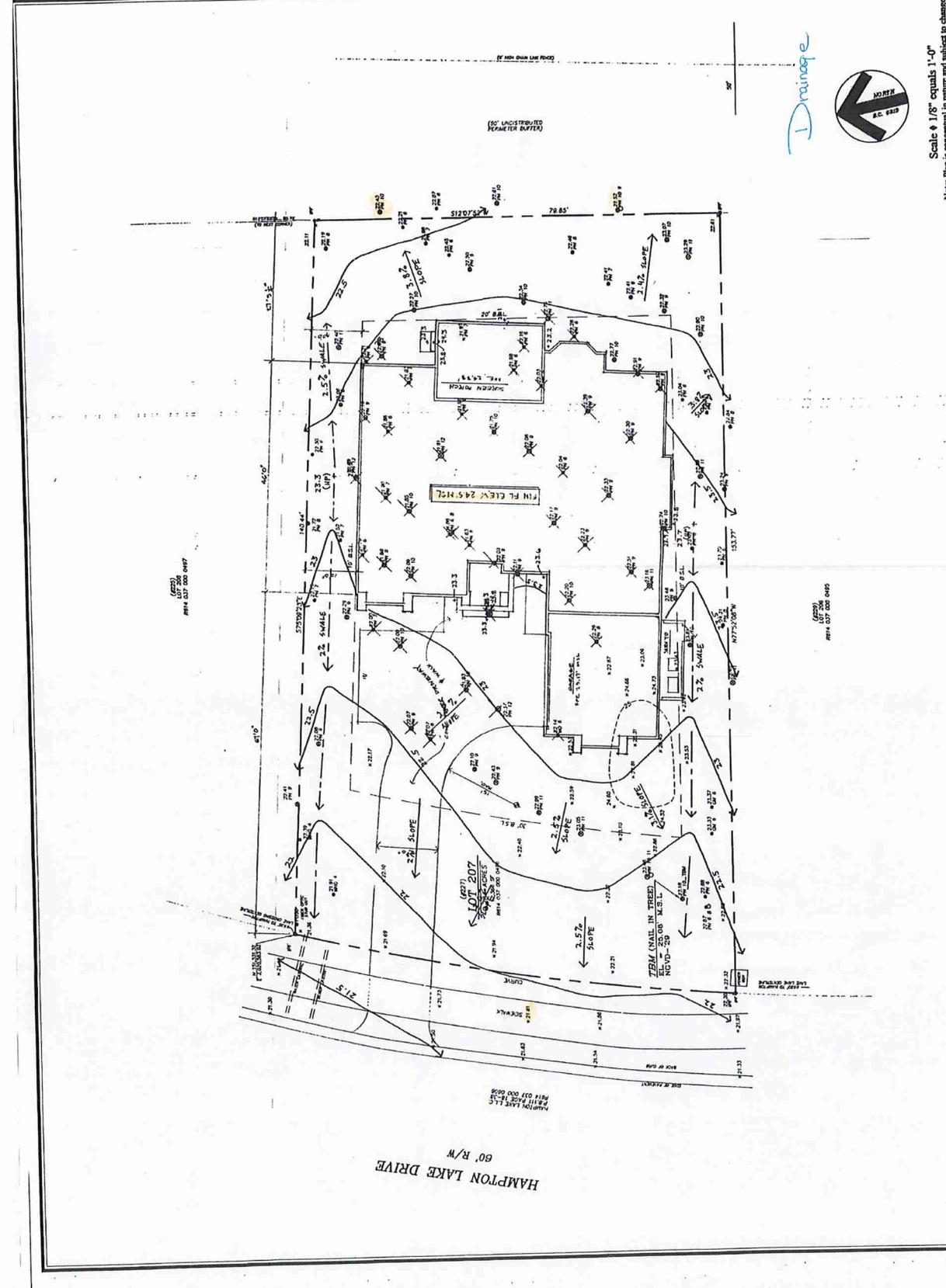
DRAWING TITLE:
 GRADING & DRAINAGE PLAN

DATE: 4-8-11

DRAWN BY: KJ

REVISIONS:

DRAWING NUMBER:
 L1 of 1



Scale ϕ 1/8" equals 1'-0"
 Note: Plan is conceptual in nature and subject to change

60' R/W
 HAMPTON LAKE DRIVE

MARKS L&S
 P.E. #11168
 10/11/08

FORM
 LOT 206
 10/11/08

FORM
 LOT 208
 10/11/08

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| REVISIONS | BY | DATE |
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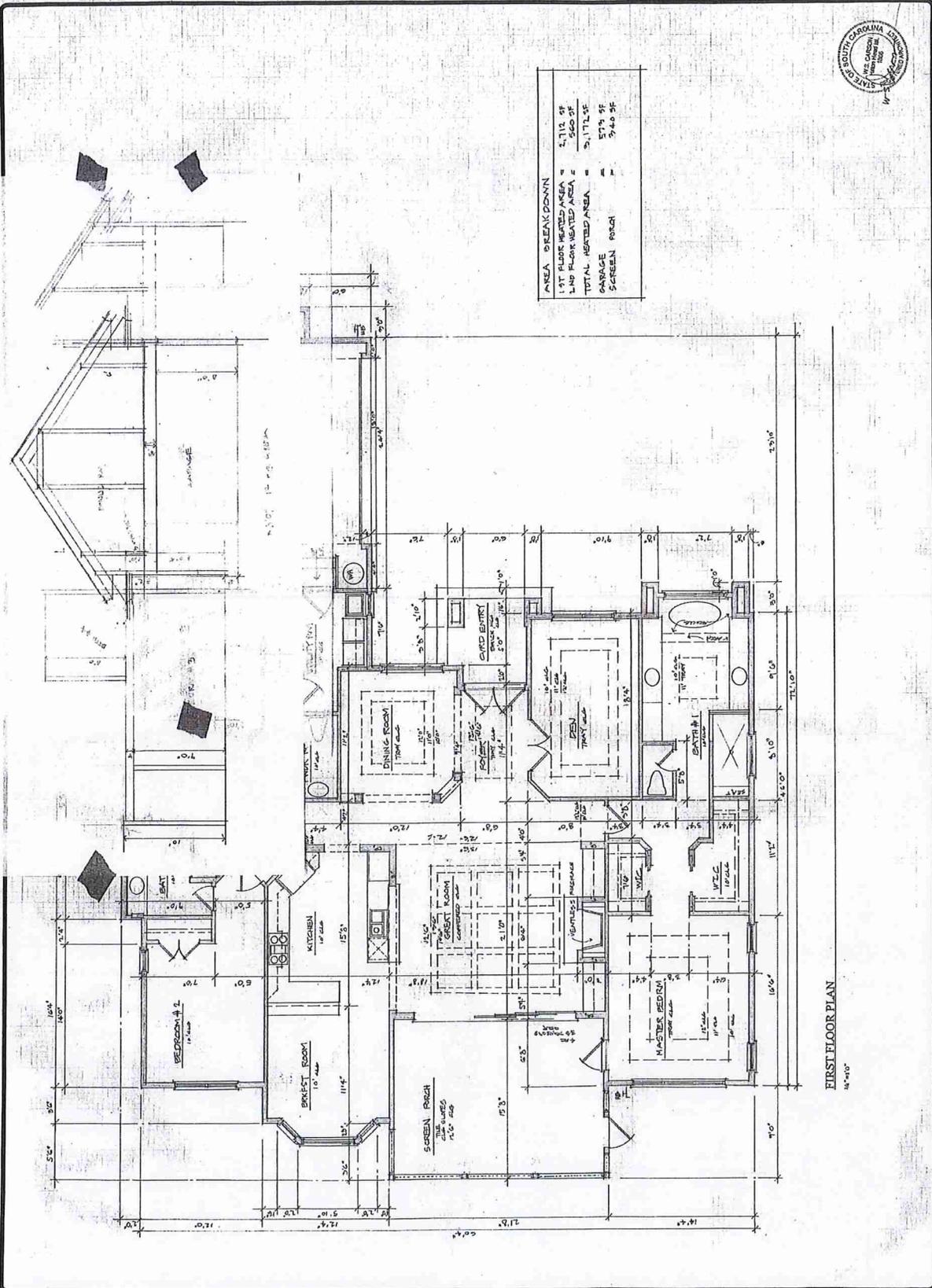
WS Carson
Architect

HAGOPIAN RESIDENCE
Lot #207 HAMPTON LAKES BOULEVARD
HAMPTON LAKES

COPYRIGHT 2013 WS CARSON ARCHITECT

SHEET NO. 11
DATE APRIL 22, 2011
PROJECT NO. 11-0000

WS CARSON ARCHITECT
1000 W. HAMPTON LAKES BOULEVARD
HAMPTON LAKES, VA 22570
TEL: 703-441-1100
WWW.WSCARSON.COM



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| REVISIONS | BY |
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WS Carson
Architect

HAGOPIAN RESIDENCE
LOT #207 HAMPTON LAKES BOULEVARD
HAMPTON LAKES

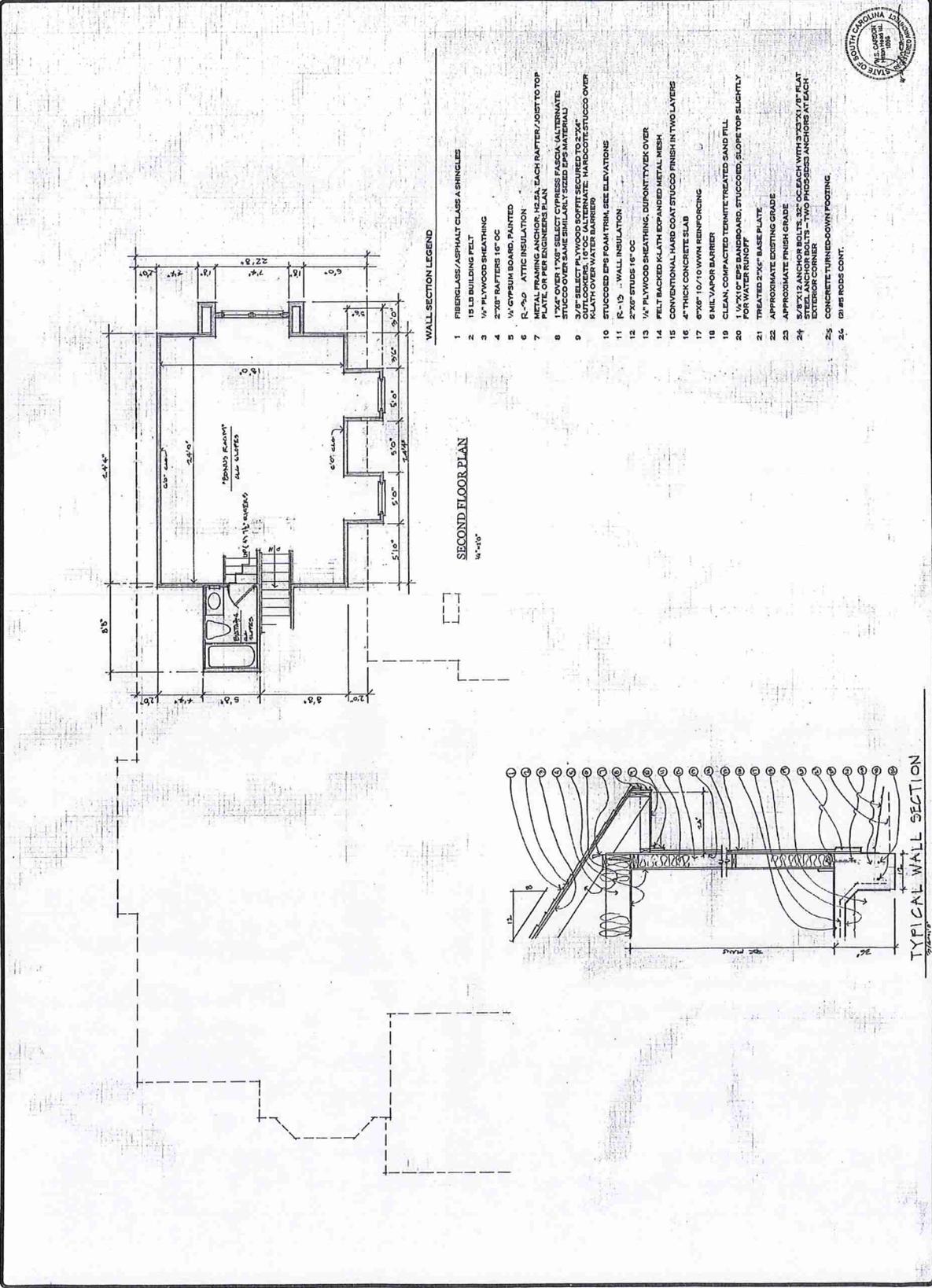
COPYRIGHT 2011 WS CARSON ARCHITECTS

AS
ARCHITECTS

STATE OF SOUTH CAROLINA
REGISTERED ARCHITECT
NO. 11103

DATE: APRIL 2, 2011
SCALE: 3/8" = 1'-0"

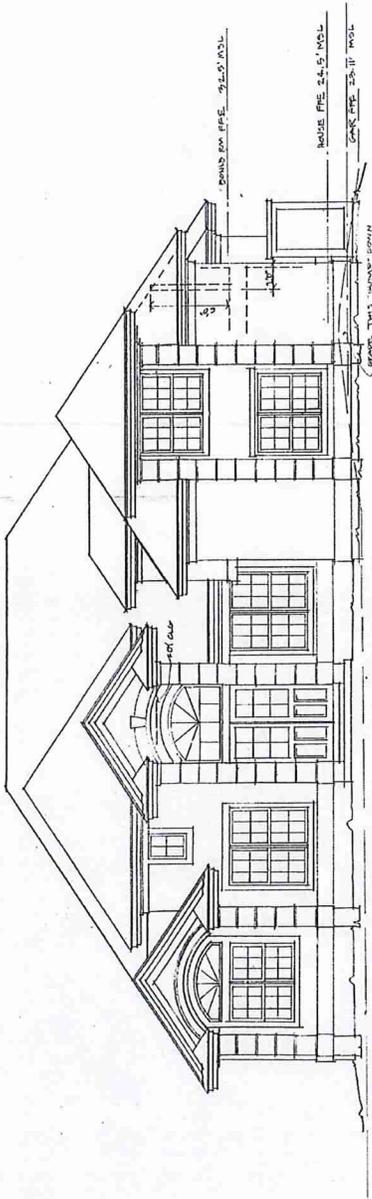
SHEET NO. 11103



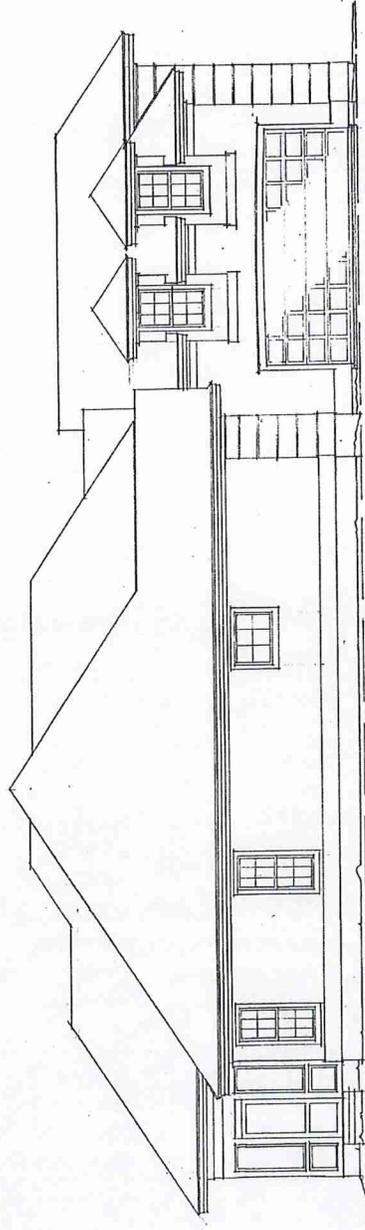
HAGOPAN RESIDENCE
 LOT #207 HAMPTON LAKES BOULEVARD
 HAMPTON LAKES

WS Carson
 Architect

| | |
|-------------|---------------------|
| DATE | 11/07/11 |
| PROJECT | HAGOPAN RESIDENCE |
| CLIENT | WS CARSON ARCHITECT |
| SCALE | AS SHOWN |
| DESIGNED BY | WS CARSON ARCHITECT |
| DRAWN BY | WS CARSON ARCHITECT |
| CHECKED BY | WS CARSON ARCHITECT |
| APPROVED BY | WS CARSON ARCHITECT |



ENTRANCE ELEVATION
 1/4" = 1'-0"



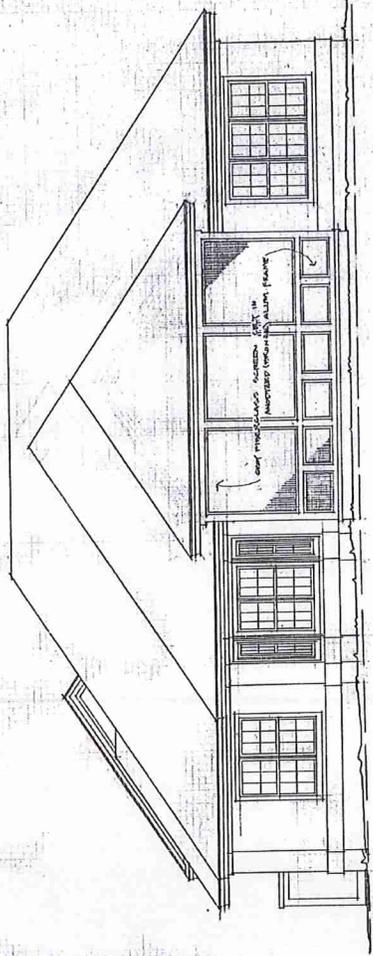
LEFT SIDE ELEVATION
 1/4" = 1'-0"

| NO. | REVISIONS |
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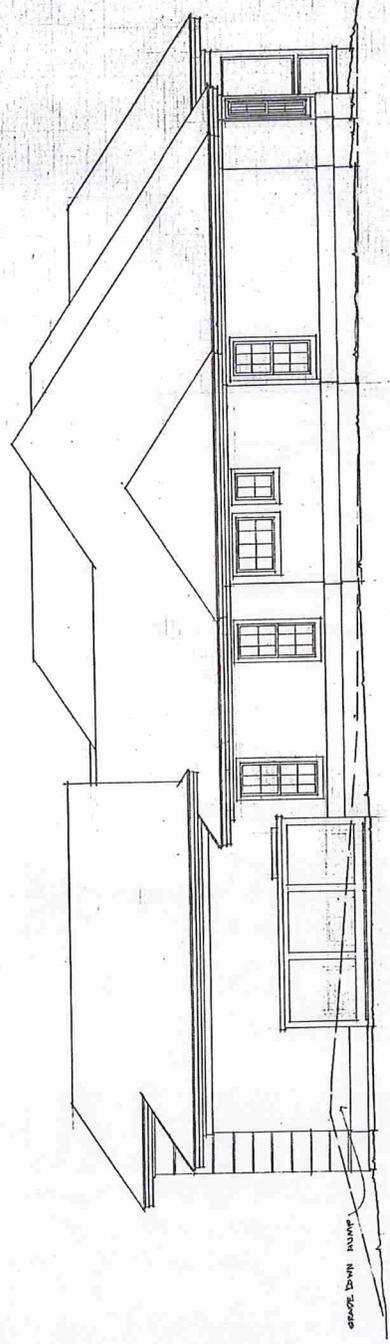
HAGOPIAN RESIDENCE
 LOT #207 HAMPTON LAKES BOULEVARD
 HAMPTON LAKES

WS Carson
 Architect

DATE: APRIL 27, 2011
 DRAWN BY: WSC/STB
 CHECKED BY: WSC/STB
 SCALE: 1/4" = 1'-0"
 PROJECT NO.: 1104
 SHEET NO.: 1104-01



REAR ELEVATION
 1/4" = 1'-0"



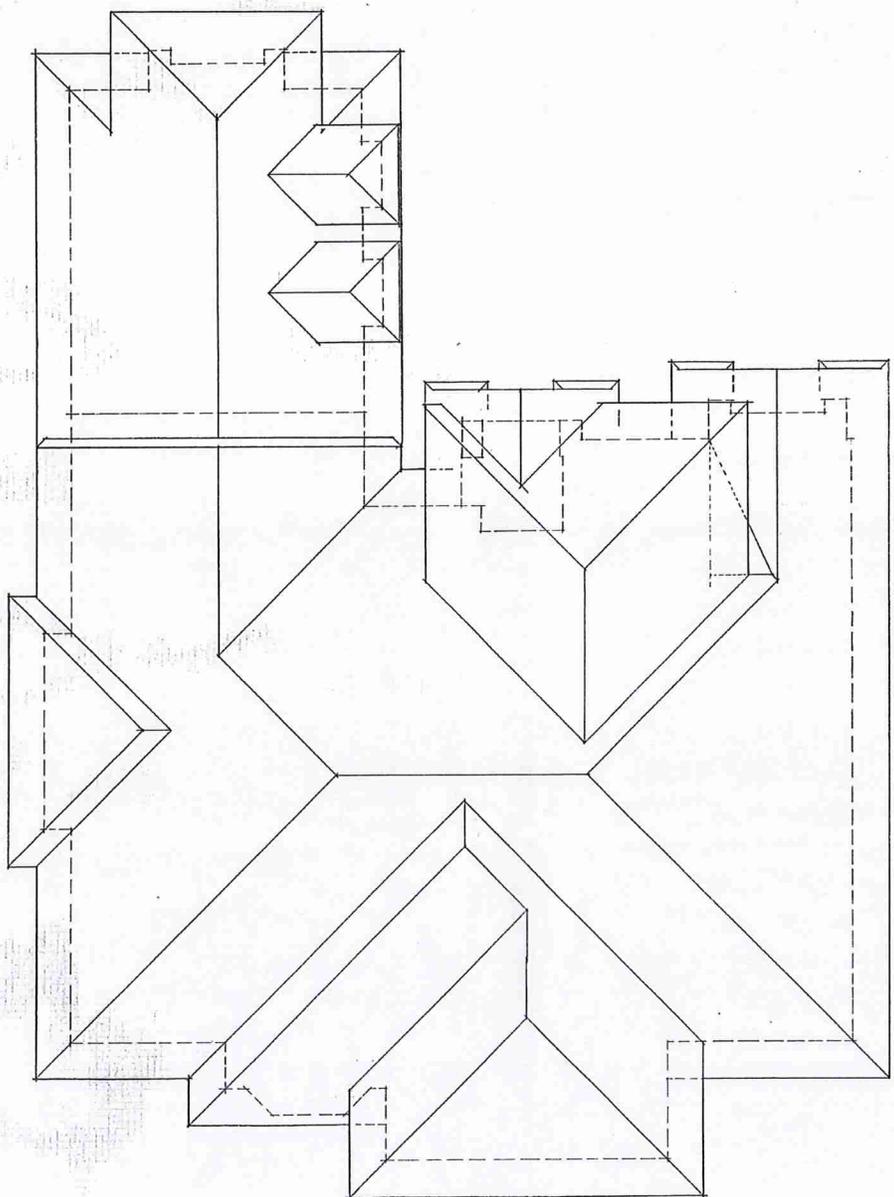
RIGHT SIDE ELEVATION
 1/4" = 1'-0"

HAGOPIAN RESIDENCE
Lot #287 HAMPTON LAKES BOULEVARD
HAMPTON LAKES

W.S. Carson
Architect

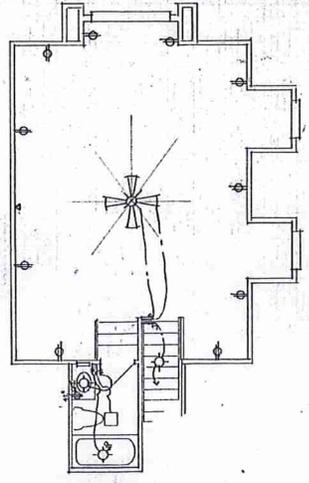
A-G

| | |
|----------------------|--------------------------|
| HAGOPIAN RESIDENCE | |
| DATE: 1/23/83 | DESIGNED BY: W.S. Carson |
| DATE: APRIL 25, 1983 | SCALE: AS SHOWN |
| ROOF PLAN | |
| SHEET NO. 14 | |



ROOF PLAN
1/4"=1'-0"

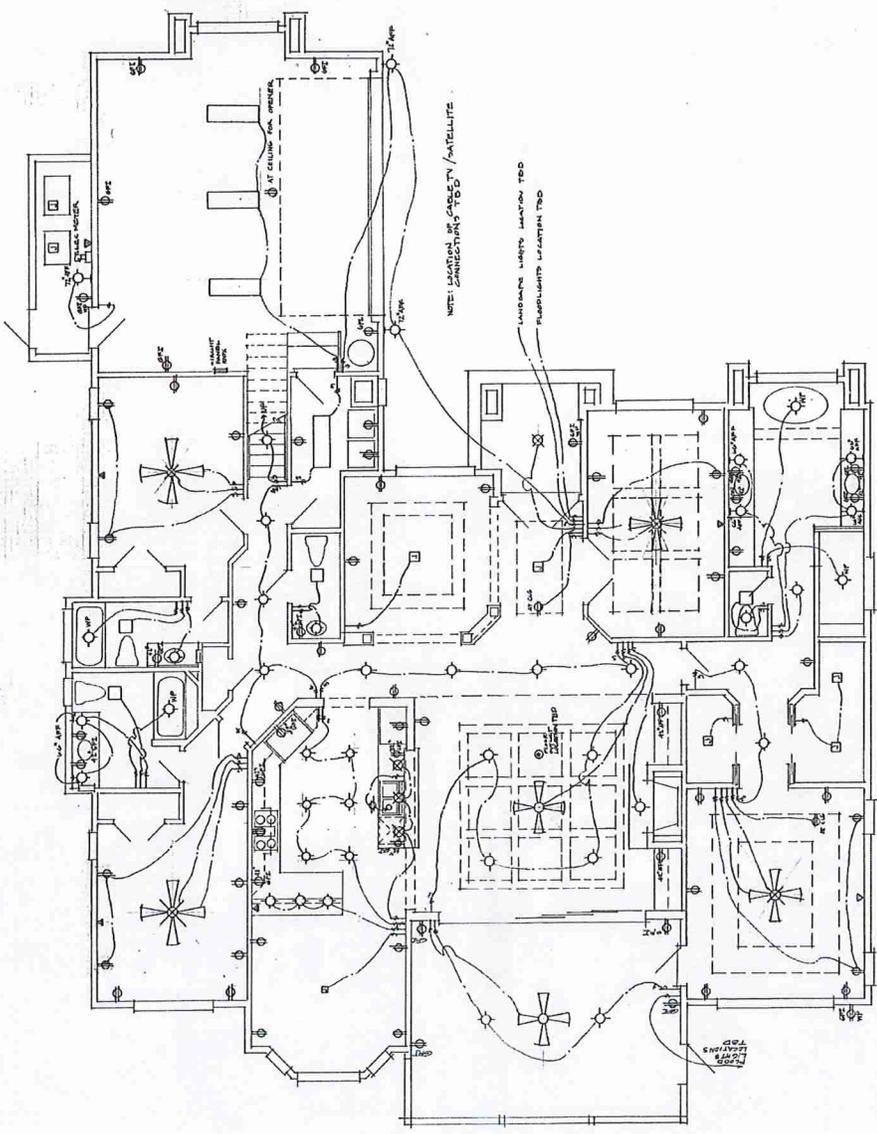
CONTRACT 2011 WS CARSON ARCHITECTS



ELECTRICAL LEGEND

| SYMBOL | DESCRIPTION |
|--------|--|
| ⊕ | 110V DOUBLE OUTLET |
| ⊕ | 110V TRIPLES OUTLET, GROUND FAULT INTERRUPTER, W/ WIRING PROTECTED |
| ⊕ | 110V DOUBLE OUTLET, MOUNTED ABOVE COUNTER TOP |
| ⊕ | 110V DOUBLE OUTLET, HALF SWITCH CONTROLLED |
| ⊕ | 110V SERVICE OUTLET |
| ⊕ | 110V TRIPLES FLOOR OUTLET |
| ⊕ | WALL SWITCH |
| ⊕ | DIMMER SWITCH |
| ⊕ | 360 WATT SWITCH |
| ⊕ | TV JACK |
| ⊕ | TELEPHONE JACK |
| ⊕ | EXTERIOR DOUBLE FLOOR LIERT |
| ⊕ | FLUORESCENT FIXTURE |
| ⊕ | BRACKET WALL MOUNTED FIXTURE |
| ⊕ | CEILING MOUNTED FIXTURE |
| ⊕ | EXHAUST OR COMBINATION VENT/LIGHT OR HEAT/VENT/LIGHT |
| ⊕ | CEILING FAN |
| ⊕ | SMOKE ALARM |
| ⊕ | JUNCTION BOX |
| ⊕ | SMOKE LIGHT - TO BE SELECTED BY OWNER |
| ⊕ | STAIR LIGHT - TO BE SELECTED BY OWNER |

NOTE: NOT ALL OF THESE SYMBOLS ARE NECESSARILY INCLUDED IN THIS PROJECT.



NOTE: LOCATION OF CABLE TV / SATELLITE CONNECTIONS TO BE DETERMINED BY THE CLIENT

LANDSCAPE LIGHTS MOUNTED TO BE DETERMINED BY THE CLIENT

ELECTRICAL FLOOR PLANS
1/4" = 1'-0"



HAGOPIAN RES
DATE: 7/24/11
PROJECT NO. 110000

ELECTRICAL PLAN E-115