

List of Improvements

1403 N. Duke Street, Durham, NC 27701

- Extensive remodel by previous owner (2019; permitted): kitchen, laundry room, mud room, master bathroom, and hall bathroom. Original plans and permit record available.
- Smart home features: whole-home recessed dimmable LED lighting (~20 fixtures, Google Home integrated, prior owner); Ring video doorbell (prior owner); Yale smart lock; Nest learning thermostat; two Nest Protect smoke/CO detectors.
- Complete HVAC duct system replacement in crawlspace (2024): R-8 foil flex duct for branches, trunk, and returns; R-8 lined metal plenums and distribution boxes; Air-Tite collars with dampers; all joints sealed with mastic. 5-year parts / 1-year labor warranty. \$5,600.
- Major tree maintenance by certified arborist (2022): pruning of pecan, cedar, and willow oak — including deadwood removal over the house and clearance pruning. Property on bi-annual tree inspection/care schedule. \$4,000.
- Replaced back deck French doors with new energy-efficient doors (2024). \$2,500.
- Crawlspace remediation: debris removal, new insulation, and 6-mil vapor barrier (2026). \$1,500.
- Plywood flooring installed in attic (2021). \$1500
- Back deck professionally sanded and re-stained (2026). \$1,500
- Natural gas line extended to back deck for direct grill hookup; grill conveys with property (2021). \$1,000
- Exterior siding repair and touch-up painting (2026). \$1,000
- Interior repainting of living room, dining room, and three bedrooms (2022); interior touch-up painting (2026).
- Fresh gravel added to driveway (2026).



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