

This list has been updated to reflect enhancements completed in chronological order. Please check the AS OF date in the footer of this document for any updates.

**NEW OWNERSHIP MARCH 2021:**

During the course of closing on this property, between January and March 2021, we identified immediate, short-term, and long-term needs for repairs and renovations, while preserving natural resources and being eco-friendly. On March 1<sup>st</sup>, 2021, we closed on the property and arranged to stay the entire month to complete some needed repairs, renovations, and a deep clean. Thanks to family and friends who helped!

**COMPLETED IN MARCH 2021:**

1. New roof with gutters and downspouts
2. Overall:
  - a. Decora Light Switches, USB Receptacles, some Dimmers, and Tamper-Resistant Receptacles
    - i. Most Light Switches are labeled and all plates have their corresponding circuit breaker number written on the reverse
  - b. LED Lighting throughout, including the vaulted ceiling lights and some dimmers
  - c. HVAC Vents and Filters throughout
  - d. Tankless Hot Water System
  - e. New Artwork throughout
  - f. Trash Cans (3 brown for trash and 1 green for recycling)
  - g. Carbon Monoxide Detectors on each floor; Smoke Detectors are hard-wired in open spaces
  - h. Fire Extinguisher on each floor
  - i. Several replacement Outdoor Bulkhead Lights on Decks
  - j. Bedrooms (*with some exceptions*):
    - i. All bedrooms have a placard outside the door, named after an OBX town. For example,
      1. Corolla Bedroom: King bedroom on top floor, behind Living Room
      2. Southern Shores: King bedroom on middle floor, Southside
      3. Nags Head Bedroom: ~~Queen Sleeper Sofa~~ on middle floor, Eastside
      4. Avon Bedroom: ~~Queen~~ bedroom on middle floor, Eastside
      5. Kitty Hawk: King bedroom on middle floor, Northside
      6. Hatteras Bedroom: Bunks bedroom on middle floor, Northwest side
      7. Duck Bedroom: ~~Two Twins~~ bedroom on ground floor, Eastside
    - ii. All bedrooms have a Smart TV (~~with cables concealed in tracks~~), Side Table Touch Lamp (with receptacles and USB chargers), Separate USB Receptacle, Dresser and Mirror, Side Tables, Guest Chair (which can be used for extra seating in the Dining Area), Trash Can, LED Lights, Blackout Curtains (with holdback) and/or Blinds, ~~and a Clock Radio~~
    - iii. All Top Mattresses and pillows are enclosed in new protective covers and new mattress pads
    - iv. A storage bag containing a bedspread and a blanket
    - v. A luggage rack with a built-in hamper (stowed in the closet) in most bedrooms
    - vi. A minimum of 10 hangers in each closet
  - k. Bathrooms (each have the following):
    - i. LED Light Bulbs
    - ii. GFCI Receptacle
    - iii. Soft-Close Toilet Seat
    - iv. Toilet Brush and Plunger
    - v. Trash Can
    - vi. Exhaust Fan
    - vii. Make-Up Mirror
    - viii. Hair Dryer
    - ix. Vanity, Sink, and Mirror
    - x. Shelf and Drawer Lining in all Vanities

- xi. Some bathrooms have shower doors or new shower/tub curtain liners
- xii. Contact Hooks in Showers
- l. Furniture:
  - i. Replaced the Dining Set (new table with 8 matching chairs)
    - 1. All bedrooms have a guest chair to use as extra seating at the Dining Table
  - ii. Replaced the tired Sofas with a Sectional Sofa in the Living Room
  - iii. Snack/TV Trays in Living Room
  - iv. Replaced the Broken Queen Futon with a Queen Sleeper Sofa in the Nags Head Bedroom
  - v. Outdoor and Deck Furniture
  - vi. Storage Sheds for Beach Gear
  - vii. Recondition Charcoal Grill on Right/Southside of property, added a Charcoal Ash Can and Shovel, and an Outdoor Fire Extinguisher
- m. Appliances:
  - i. All new Stainless Steel Kitchen Appliances (e.g., Refrigerator [with 2 ice makers], Oven, Microwave, and Dishwasher)
  - ii. Small Kitchen Appliances (e.g., Beaters, Blender, Coffee Grinder, Coffee Makers (both drip and pods), Electric Kettle, and Toaster)
  - iii. New Full-Size Clothes Washer and Dryer
  - iv. NOAA Emergency Weather Alert Radio (on right bookcase in Living Room)
  - v. Ecobee Thermostats (on top and middle floors)
- n. Entertainment:
  - i. Upgraded to higher speed Internet and Wi-Fi
  - ii. A large assortment of indoor games
  - iii. An assortment of outdoor games (e.g., Cornhole, Yard Dice, Bocce Ball, and Horseshoe)
  - iv. Streaming Apps pre-installed on all Smart TVs
  - v. Two Blu Ray DVD Players and over 80 DVDs
    - 1. Players provided in Living Room and Nags Head Bedroom
  - vi. Atari Game System in Nags Head Bedroom
- o. Miscellaneous:
  - i. Kaba Keyless Entry System
  - ii. Shut-off valves labeled
  - iii. General/Emergency Supplies and First Aid Kit located in Laundry Room
  - iv. Umbrellas provided for guest use in the Foyer
  - v. Wireless House Phones (at least one on each floor); house phone number labeled on each phone and charging base
  - vi. Cleats installed throughout pool deck, outdoor shower, and middle deck to hang towels, a clothesline, etc.
  - vii. Ashtrays and Smoker's Towers are provided for outdoor smoking
  - viii. New Basketball Hoop and Basketball
  - ix. New Cleaning Equipment (e.g., broom, mop, bucket, dustpan, and vacuum)
    - x. All Circuit Breakers identified and labeled on panel
  - xi. Installed a *Where Are You From?* bulletin board on ground floor
  - xii. Installed newer weather stripping in exterior doors
  - xiii. User Manuals for all major appliances stored in accordion file in left bookcase cabinet in Living Room
  - xiv. Installed new guidelights in hallways and stairs
  - xv. Glassware: Stemless Glass Wine Glasses, Plastic Wine Glasses, and Juice Glasses
  - xvi. Reviewed past guest reviews and comments under previous owner; made several notes on what to address and prioritize

**COMPLETED IN MAY 2021:**

1. New *Beach-Topia* Cottage Name Sign for Front Porch
2. Replaced Dining Area Rug

3. Added additional Outdoor Furniture Chairs and Tables
4. Installed a Ceiling Fan with Light in Screened Porch on top deck
5. Kitchen:
  - a. Added an Electrical Grill and Griddle
  - b. Added a Popcorn Maker
  - c. Added Plastic Drinkware
6. More Books, Games, and DVDs
7. Added Long Match Sticks for Charcoal Grill (in supply bin in Laundry Room)
8. Conducted firmware updates to TVs, DVD Players, and Internet Router
9. Added Non-Slip Folding Footstool in Kitchen (side of refrigerator) and Hall Bath (middle floor)
10. Additional outdoor recycling trash can
11. Sealed cracks on pool deck
12. New LED light in Pool (see “Pool & Hot Tub” section in “Tab B: *Welcome Guide*”)
13. Installed ceiling fans with light in all bedrooms (~~except for Hatteras (bunk) bedroom~~)
14. Updated floorplans to identify the emergency routes and exits
15. Additional brochures, flyers, and publications for local attractions (see “Activities & Attractions” section in “Tab B: *Welcome Guide*”) and in basket stored in left bookcase cabinet in Living Room
16. Updated *Welcome Binder* to include the following: (1) Thermostat (Ecobee) Instructions, (2) Whirlpool Bathtub Instructions, and (3) Light Pollution Brochure

**COMPLETED IN SEPTEMBER 2021:**

1. Additional outdoor furniture (e.g., new Adirondack chairs and chaise lounge chairs)
2. Additional books for the library (on bookcases in Living Room)
3. Kitchen:
  - a. Replaced chipped/cracked plateware
  - b. Grocery bag storage behind sink cabinet door
  - c. Additional mixing bowls
  - d. Separate cabinet to conceal trash cans; includes drawers for miscellaneous items (e.g., pens, paper)
  - e. Added a Baker’s Rack for additional storage
  - f. Replaced beverage pitchers
4. Refreshed brochures and user manuals
5. Additional guidelights in hallways and stairwells
6. Installed mirror and ceiling fan in Hatteras Bedroom
7. Replaced clock radios with projection clocks with USB charger in all bedrooms
8. Self-winding emergency radio (in the Emergency Supplies bin in the Laundry Room)
9. Replaced first half of the bedspreads
10. All bedrooms have an extended hanger bar outside of the closet
11. Additional beach gear (e.g., floats and boogie boards)
12. Interior of house repainted and removed popcorn ceilings (~~except closets and~~ laundry room)
  - a. Removed TV cord tracks to prevent damage to walls

**COMPLETED IN WINTER 2021:**

1. Reconfigured the Nags Head and Duck Bedrooms. The Twin Beds previously in the Duck Bedroom have been moved to the Nags Head Bedroom. Duck now has a King Bed on an adjustable bedframe and a new dresser. The Queen Sleeper Sofa was moved from the Nags Head Bedroom to the new Game Room.
2. New Cleaning Closet (under the stairs of the Ground Floor):
  - a. A rolling laundry cart
  - b. Cleaning equipment (e.g., broom, dustpan, mop, and bucket)
  - c. 2-Step Ladder
  - d. Iron and Ironing Board
3. Disposed of mismatched and worn furniture

4. Replaced all operable windows and sliding glass doors (most with screen doors), slider foot locks, and some windows have window locks and/or lifts
5. Installed Wi-Fi mesh/extenders throughout house
6. Replaced the second half of bedspreads
7. Installed lit bathroom light switches
8. Installed receptacle and guidelights for stairway from ground floor to middle floor
9. ALL new mattresses, upgraded queen beds to king beds, and installed adjustable bedframes for all king beds
10. Converted screened porch on top deck into a 3-season room with new windows, doors, and outdoor furniture
11. Added headboards to the Southern Shores, Nags Head, Avon, and Duck Bedrooms
12. Replaced entire HVAC system with Ecobee sensors and UV lights
13. Installed a hall tree in foyer on middle floor
14. Installed new storage cabinets above toilets in Hall, Duck, and Game Room Bathrooms
15. Replaced several towel bars, rings, hooks, and TP holders in bathrooms
16. Installed shell hooks in each bedroom and Game Room
17. Installed a small desk in each bedroom
18. Kitchen:
  - a. Added a stainless steel top-freezer refrigerator (with ice maker)
  - b. Replaced dual sink to a large single sink
  - c. Replaced garbage disposal
  - d. Added a slow cooker
  - e. Added a rice cooker
19. Game Room:
  - a. Relocated the folding Game Chairs from the Nags Head Bedroom
  - b. Relocated white refrigerator (with ice maker) from kitchen
  - c. Relocated queen sleeper sofa from Nags Head Bedroom
  - d. Game table, chairs, and magnetic dry erase board
  - e. Two trash cans with stickers (to distinguish between trash and recyclables)
  - f. Relocated outdoor and board games, Blu Ray DVD Player, and Atari
  - g. Ceiling Fan
  - h. Area Rug
  - i. Access to Pool Deck
  - j. Samsung Smart TV with Sound Bar
  - k. Luxury Vinyl Flooring
  - l. Beach-theme Artwork
  - m. Bookcase and Wardrobe Cabinets
  - n. Side Tables for Sleeper Sofa with USB/Touch Lamps
  - o. Half Bath
  - p. Coffee Table and TV Console Table
  - q. Side Table with Microwave and Paper Towel Stand
  - r. Two windows (facing the pool deck) and a separate exterior door
  - s. Relocated house phone from Duck Bedroom to Game Room (for closer proximity to pool as required by North Carolina pool safety rules and emergencies)
  - t. Relocated *Where Are You From?* bulletin board from ground floor hall to Game Room
20. Built a new Tiki Bar on pool deck
  - a. Including outdoor artwork, outdoor stools, and storage
21. Replaced front porch ceiling lights with ceiling fans with lights (operated by pull chains)
22. Replaced wicker front porch swing with a new swing
23. Added 2 picnic tables and cocktail tables to outdoor furniture
24. Refinished the hardwood flooring (top floor)
  - a. Removed stone hearth on floor (no stubbing toes!)

25. Added new sliders to furniture feet throughout
26. Replaced Living Room Rug
27. Replaced shower liners and curtains
28. Power washed all decks and exterior of house
29. New lamps and lighting throughout
30. Key Hanger (by front foyer door to hang everyone's car keys)

#### **COMPLETED IN SPRING 2022:**

1. Fresh batteries in all remotes, clocks, and smoke/CO detectors
2. Exterior of house repainted
3. New blinds and window treatments throughout
4. Repaired pool deck concrete cracks
5. Installed new pool deck signs
6. Added a second vacuum (one in Cleaning Closet on Ground Floor and the other next to the refrigerator on the Top Floor in the dining area)
7. Replaced palm tree in front of house with a Currituck Lighthouse statue
  - a. Added posts with rope, lattice walls, and shells for groundcover
  - b. Perfect family photo spot from stairs
8. Deep cleaned interior, including carpets and upholstered furniture
9. Replaced all shower liners
10. New bathroom soft-close cabinet hardware
11. Replaced all exterior door weatherstripping
12. Added drink coasters to all Bedroom side tables, Living Room, and Game Room
13. Descaled all coffee pots and whirlpool tubs
14. Replaced several HVAC floor registers
15. Added additional outdoor GFCI receptacles
16. Added a Grease Bin (under the Kitchen sink); use a soup can to collect and then dispose of in trash
17. New tablecloth for the 3-Season Room table on top deck and the Game Room table on ground floor
18. Replaced all bathroom knobs with starfish knobs
19. Added HVAC Ecobee sensors to top floor sliders and exterior doors to monitor humidity and temperatures
20. Sealed picnic tables; relocated one to South top deck
21. Replaced outdoor grill cover
22. Added apple cutter to kitchen accessories
23. Replaced outdoor cleats (for hanging towels, clothesline, etc.); previous cleats rusted
24. Additional outdoor stools for Tiki Bar
25. Stained and sealed front steps/porch, carport/breezeway, middle deck, and side stairs
26. Replaced pool poles, net, and hook
27. Replaced outdoor park charcoal grill; has a hard cover, shelf, and is much larger
28. Added a table pad to the Game Room table
29. Replaced door stoppers to magnetic stoppers in Kitty Hawk and Avon Bedrooms
30. Added a list of Airport Shuttles & Taxi Cabs to the *Welcome Binder* (TAB R)

#### **COMPLETED IN JULY 2022:**

1. Hung new artwork in Living Room; a portal to the Atlantic Ocean, with local shells
2. Added a new buffet server sideboard and two extra dining chairs in Dining Area
3. Replaced coffee table in Living Room
4. Added an outdoor fan to the Pool Deck near the Tiki Bar
5. Added lighting to the Pool Deck near the Tiki Bar
6. Added a shelf unit to the Game Room Bathroom

#### **COMPLETED IN WINTER 2022:**

1. Fresh batteries in all remotes, clocks, and smoke/CO detectors

2. Replaced ceiling fan in Living Room
3. Replaced the top deck with new flooring and railings
  - a. Will stain post-2023 season for wood to cure
4. Added a few more books, games, puzzles, and DVDs
5. Replaced some mattress pads, pillow covers, and pillows
6. Replaced exterior door hinges
7. Installed additional Ecobee sensors on sliders and windows
8. Added several magnetic and hinge door stoppers throughout
9. Replaced wall clocks
10. Eliminated Spectrum cable and added streaming apps to all TVs
11. Replaced all interior doorknobs and door hinges
12. Replaced curtains in Great Room (top floor)
13. Planted several junipers on Southside of house
14. Additional USB receptacles in bedrooms, Game Room, and Kitchen Island
15. Installed outdoor bottle openers at Tiki Bar and Carport
16. Upgraded Wi-Fi router and extenders
17. Replaced Hot Tub and cover
18. Replaced beach chairs
19. Replaced all bedroom and hallway carpeting with new flooring
20. Converted some Kitchen drawers to soft-close
21. Additional serving bowls and an air fryer in Kitchen
22. Installed additional pull-out shelving in Kitchen pantry
23. Installed street-facing Ring doorbell and front porch motion flood lights
24. Added roofing above Tiki Bar and under middle deck
25. Filled in driveway cracks
26. Replaced outdoor hose
27. Installed a rack for cookie sheets and cutting boards in Kitchen
28. Replaced a couple of broken luggage racks
29. Replenished First Aid Kit and Emergency Supplies
30. Repaired some toilet paper holders
31. Additional curtain holdbacks throughout
32. Steam cleaned all sofas and cushions
33. Installed additional exterior cleats throughout
34. Replaced drip coffee maker
35. Upgraded Ecobee Thermostats
36. Renovated Duck Bathroom with new vanity, toilet, light fixture, and flooring
37. Replaced dresser in Duck Bedroom
38. Painted Kitchen cabinets, drawers, trim, and island
39. Replaced Kitchen knobs and pulls
40. Based on guest feedback, reorganized Kitchen and relabeled
41. Replaced plasticware for kids (e.g., spoons, forks, knives, bowls, and plates)
42. Added shelf lining to baker's rack and buffet cabinet
43. Painted Living Room bookcases
44. Renovated Corolla Bathroom with new vanity, mirrors, light fixtures, flooring, towel bars, exhaust fan, extended privacy wall for toilet area, chair, bench, robe hooks, shell hooks, additional receptacles, and removed whirlpool tub to install a larger shower
45. Added a full-length mirror behind Corolla Bedroom closet door
46. Added an owner's closet to the Corolla Bedroom (to store our winter clothes)
47. Adjusted some artwork and decorations throughout
48. Removed popcorn ceilings and painted all bedroom closets and cleaning closet
49. Created "TAB U: Kitchen Layout" for *Welcome Binder* and posted to kitchen refrigerator to show layout and contents of kitchen and island

50. Applied additional coat of varnish to Tiki Bar
51. Added a cover to the outdoor fan near the Tiki Bar
52. Replaced TV rack in Living Room
53. Added rubber mats inside bathroom vanities
54. Replaced knives, can openers, some cookie sheets, loaf pans, and some utensils in Kitchen
55. Replaced tablecloths for Dining Table and Game Room Table
56. Cleaned tile grout lines in all bathrooms
57. Replaced foam kitchen floor mats
58. Conducted a deep clean of house for the 2023 season
59. Re-caulked around toilets, vanities, tubs, and showers
60. Cleaned all grout lines in bathrooms

#### **COMPLETED IN SPRING 2023:**

1. Replaced the HVAC UV Lights and filters
2. Added blocking to bunkbeds (to keep in place)
3. Planted a pine tree on Southside of house
4. Added shells to lighthouse statute
5. Added information stickers to exterior front and breezeway doors

#### **COMPLETED IN FALL 2023:**

1. Stained top decks
2. Demolished pool deck fencing
3. New trash can cabinet in Kitchen
  - a. Relocated previous Kitchen trash can cabinet to Game Room
4. Installed a double-bench for the top south deck
5. Replaced Keurig pod coffee maker, toaster, and floor mats in Kitchen
6. Added another set of hot tub steps
7. Replaced water filters and HVAC filters
8. Additional library books, DVDs, and games
9. Replaced basketball post in front driveway
10. Replaced batteries for all wireless house phones

#### **COMPLETED IN WINTER 2023:**

1. Renovated remaining bathrooms (e.g., new vanities, light and wall fixtures, toilets, artwork, towel bars, flooring, exhaust fans, timer switches, lit and labeled switches, sinks and faucets, hooks, mirrors, and shower/tub fixtures) for the Half-Bath, Hallway, Kitty Hawk, and Southern Shores Bedrooms
  - a. Including the removal of the whirlpool tub in the Southern Shores Bathroom
  - b. Added a bench to the Southern Shores Bathroom
  - c. Painted interior of Southern Shores Closet
  - d. All bathrooms in the house have now been fully renovated
2. Renovated the Pool Deck to include the following:
  - a. Extended the North-end of the pool deck and added decking,
  - b. New 6' fencing along the perimeter of the pool,
  - c. Added a Pergola with a gate and dual receptacle\USB on the North-end, and
  - d. Relocated rope swing and hammock to Pergola

#### **COMPLETED IN SPRING 2024:**

1. Redesigned the Exterior Shower; now have two showers, a foot rinse, and separate changing area with a bench), shelving, hooks, and a light
2. Multiple new safety pool gates
3. Relocated pool filtering equipment to North side yard
4. New rinse sink; double-sink, hose bib, shelving, and lighting
5. Consolidated pool and beach gear into one bin and relocated bin; carport now easily fits two cars

6. Added beach chair and beach gear shelving on Northside of carport
7. Added privacy film to Game Room doors (both interior and exterior doors)
8. Added a zester and 3-cup food processor to Kitchen
9. Removed popcorn ceiling and painted Laundry Room
10. Replaced bedroom ceiling fan/light switches with lit switches
11. Replaced outdoor hammock and clock
12. Replaced carport louvers with lattice and stained
13. Planted several blue pacific junipers, rosemary, and a pine tree
14. Added a roller shade to large window in Living Room
15. Replaced a few boards for the front steps, decks, and exterior side steps
16. Added riser boards to exterior Southside steps
17. Additional window lifts throughout
18. Additional smoker's towers
19. Replaced the front porch swing cushion
20. Replaced all exterior lights with LED bulbs
21. Replaced all showerheads
22. Added signs on each floor to show Wi-Fi, Website, and Facebook Page
23. New Kitchen backsplash
24. Added a console table with seating in living/dining areas
25. Added an extended hanger bar outside of the Laundry Room
26. Added a full-height mirror to Southern Shores, Avon, and Kitty Hawk Bedrooms
27. Added tide clocks for each floor
28. Added side tables to foyer hallway and ground hallway (includes electrical and USB chargers)
29. Touch up painting throughout (interior and exterior)
30. Replaced DVD storage case to accommodate more DVDs
31. Replaced charcoal grill cover
32. Added a clock in Corolla, Southern Shores, and Kitty Hawk Bathrooms
33. Replaced floor registers in bathrooms
34. Added shelf liner and drip trays to new bathroom vanities
35. Added more games and puzzles
36. Installed several cleats to new pool fence, pergola, and carport
37. Installed additional robe hooks in several bathrooms
38. Adjusted Southern Shores Bedroom dresser mirrors
39. Replaced all remote/clock batteries and HVAC filters
40. Carpet cleaned all rugs, stairs, and sofas
41. Add flag and spinner holders to Northeast corner of top deck and Southwest corner of front porch
42. Added a Twiddy rental sign to Northeast corner of top deck

#### **TO BE COMPLETED FALL 2024**

1. Stain carport ceiling, pool fence, pergola, and gates (after wood has cured)

#### **LONG-TERM (also subject to change):**

1. New "Beach-Topia" house sign
2. New front landscaping and hardscaping

There's always room for improvement and we look forward to reading your reviews and receiving your feedback. Feel free to send us comments, suggestions, and/or vacation photos via the "Contact Us" feature on our website. Check our website often for any updates at <https://beachtopia.us>. We hope you have tons of fun, sun, and relaxation!

"Sea" you soon!

*Jeff and Rob*

KAPmins Holdings LLC