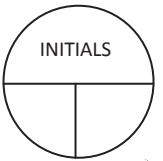


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Invoice #53287150

Your payment of \$471.93 to
The Water Specialist has been received

\$471.93

Paid with Card

Confirmation Number

#021183

Payment Date

Jun 21, 2023

THE
**WATER
SPECIALIST.com**



(919) 732-1578



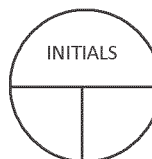
Send us an email

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**STATE OF NORTH CAROLINA
RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT**

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.



Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish buyers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option, and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
2. You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
 - a. If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
 - b. If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
 - c. If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
 - d. If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the buyer a corrected Disclosure Statement or correct the problem.
3. If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the buyers; and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your responses on the Disclosure Statement.
4. You must give the completed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase your property. If you do not, the buyer can, under certain conditions, cancel any resulting contract (See "Note to Buyers" below). You should give the buyer a copy of the Disclosure Statement containing your signature and keep a copy signed by the buyer for your records.

Note to Buyer: If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of the Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

5. In the space below, type or print in ink the address of the property (sufficient to identify it) and your name. Then sign and date.

Property Address: 2053 Montgomery Dr, Franklinton, NC 27525-7022

Owner's Name(s): William Anthony Holzapfel Jr., Jennifer Holzapfel

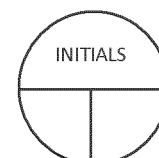
Owner(s) acknowledge(s) having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: [Signature] William Anthony Holzapfel Jr. Date 5/18/23
 Owner Signature: [Signature] Jennifer Holzapfel Date 5/18/2023 | 16:51 PM

Buyers acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owners or owners' agents; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners' agents or subagents. Buyers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.

Buyer Signature: [Signature] BGRS Relocation Inc Date 05/28/23
 Buyer Signature: BGRS Relocation Inc. Date _____

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Property Address/Description: 2053 Montgomery Dr, Franklinton, NC 27525-7022

Lot 10 Montgomery Place

The following questions address the characteristics and condition of the property identified above about which the owner has actual knowledge. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

- | | Yes | No | No Representation |
|--|--------------------------|-------------------------------------|--------------------------|
| 1. In what year was the dwelling constructed? <u>2010</u>
Explain if necessary: _____ | | | ☐ |
| 2. Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them? | ☐ | ☒ | ☐ |
| 3. The dwelling's exterior walls are made of what type of material? ☐ Brick Veneer ☐ Wood ☒ Stone ☒ Vinyl
☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Fiber Cement ☐ Aluminum ☐ Asbestos
☐ Other _____ (Check all that apply) | | | ☐ |
| 4. In what year was the dwelling's roof covering installed? <u>2010</u> (Approximate if no records are available) Explain if necessary: _____ | | | ☐ |
| 5. Is there any leakage or other problem with the dwelling's roof? | ☐ | ☒ | ☐ |
| 6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab? | ☐ | ☒ | ☐ |
| 7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)? | ☐ | ☒ | ☐ |
| 8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)? | ☐ | ☒ | ☐ |
| 9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning? | ☐ | ☒ | ☐ |
| 10. What is the dwelling's heat source? ☒ Furnace ☐ Heat Pump ☐ Baseboard ☐ Other _____
(Check all that apply) Age of system: _____ | | | ☐ |
| 11. What is the dwelling's cooling source? ☒ Central Forced Air ☐ Wall/Window Unit(s) ☐ Other _____
(Check all that apply) Age of system: _____ | | | ☐ |
| 12. What are the dwelling's fuel sources? ☐ Electricity ☐ Natural Gas ☐ Propane ☐ Oil ☐ Other <u>NOT SURE</u>
(Check all that apply)
If the fuel source is stored in a tank, identify whether the tank is ☐ above ground or ☐ below ground, and whether the tank is ☐ leased by seller or ☐ owned by seller. (Check all that apply) | | | ☐ |
| 13. What is the dwelling's water supply source? ☐ City/County ☐ Community System ☒ Private Well ☐ Shared Well ☐ Other _____ (Check all that apply) | | | ☐ |
| 14. The dwelling's water pipes are made of what type of material? ☐ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene ☐ Other _____ (Check all that apply) | | | ☐ |
| 15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)? | ☐ | ☒ | ☐ |
| 16. What is the dwelling's sewage disposal system? ☒ Septic Tank ☐ Septic Tank with Pump ☐ Community System ☐ Connected to City/County System ☐ City/County System available ☐ Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law])
☐ Other _____ (Check all that apply) | | | ☐ |
| 17. If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit?
If your answer is "yes," how many bedrooms are allowed? <u>3</u> ☐ No records available | ☐ | ☐ | ☐ |
| 18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system? | ☐ | ☒ | ☐ |
| 19. Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems? | ☐ | ☒ | ☐ |
| 20. Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)? | ☐ | ☒ | ☐ |

Buyer Initials and Date CS BGRS Relocation Inc 05/28/23

Owner Initials and Date PS 5/18/23

Buyer Initials and Date BGRS Relocation Inc.

Owner Initials and Date PS

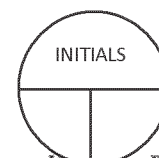
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Rev 8/21

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- | | Yes | No | Representation |
|---|--------------------------|-------------------------------------|--------------------------|
| 21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired?..... | ☐ | ☒ | ☐ |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? | ☐ | ☒ | ☐ |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?..... | ☐ | ☒ | ☐ |
| 24. Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)? | ☐ | ☒ | ☐ |
| 25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) located on or which otherwise affect the property? | ☐ | ☒ | ☐ |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? | ☐ | ☒ | ☐ |
| 27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?..... | ☐ | ☒ | ☐ |
| 28. Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property?..... | ☐ | ☒ | ☐ |
| 29. Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area? | ☐ | ☒ | ☐ |
| 30. Does the property abut or adjoin any private road(s) or street(s)?..... | ☐ | ☒ | ☐ |
| 31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street?..... | ☐ | ☒ | ☐ |

If you answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets if necessary):

In lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector, or other expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.

The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling unit(s), sheds, detached garages, or other buildings located thereon.

- | | Yes | No | Representation |
|--|-------------------------------------|--------------------------|--------------------------|
| 32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?..... | ☒ | ☐ | ☐ |

If you answered "yes" to the question above, please explain (attach additional sheets if necessary):

33. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If your answer is "yes", please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:

• (specify name) Montgomery Place HOA whose regular assessments ("dues") are \$ 150 per year. The name, address, and telephone number of the president of the owners' association or the association manager are _____

• (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address, and telephone number of the president of the owners' association or the association manager are _____

Buyer Initials and Date CSN BGRS Relocation Inc. 05/28/23

Owner Initials and Date DS 5/18/23

Buyer Initials and Date BGRS Relocation Inc.

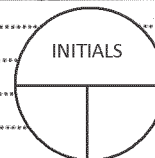
Owner Initials and Date 5/18/2023 | 16:51 PM

***If you answered "Yes" to question 33 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 33 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.**

- | | Yes | No | No
Representation |
|--|--------------------------|-------------------------------------|--------------------------|
| 34. Are any fees charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If your answer is "yes," please state the amount of the fees: _____ | ☐ | ☒ | ☐ |
| 35. As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____ | ☐ | ☒ | ☐ |
| 36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the property or lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____ | ☐ | ☒ | ☐ |
| 37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the planned community or the association to which the property and lot are subject, with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____ | ☐ | ☒ | ☐ |
| 38. Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply). | | | |

	Yes	No	No Representation
Management Fees.....	☐	☒	☐
Exterior Building Maintenance of Property to be Conveyed.....	☐	☒	☐
Master Insurance.....	☐	☒	☐
Exterior Yard/Landscaping Maintenance of Lot to be Conveyed.....	☐	☒	☐
Common Areas Maintenance.....	☐	☒	☐
Trash Removal.....	☐	☒	☐
Recreational Amenity Maintenance (specify amenities covered) _____	☐	☒	☐
Pest Treatment/Extermination.....	☐	☒	☐
Street Lights.....	☐	☒	☐
Water.....	☐	☒	☐
Sewer.....	☐	☒	☐
Storm water Management/Drainage/Ponds.....	☐	☒	☐
Internet Service.....	☐	☒	☐
Cable.....	☐	☒	☐
Private Road Maintenance.....	☐	☒	☐
Parking Area Maintenance.....	☐	☒	☐
Gate and/or Security.....	☐	☒	☐
Other: (specify) _____	☐	☒	☐

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Buyer Initials and Date CH BGRS Relocation Inc. 05/28/23

Owner Initials and Date Wm 5/18/23

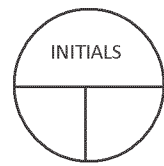
Buyer Initials and Date BGRS Relocation Inc.

Owner Initials and Date DS 5/18/2023 | 16:51 PM PD

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Rev 8/21

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STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u> </u> Buyer Initials		☒	☐
1. Mineral rights were severed from the property by a previous owner.	☐	☒	☐
<u> </u> Buyer Initials		☒	
2. Seller has severed the mineral rights from the property.	☐	☒	
<u> </u> Buyer Initials		☒	
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
<u> </u> Buyer Initials		☒	☐
4. Oil and gas rights were severed from the property by a previous owner.	☐	☒	☐
<u> </u> Buyer Initials		☒	
5. Seller has severed the oil and gas rights from the property.	☐	☒	
<u> </u> Buyer Initials		☒	
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☒	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: **2053 Montgomery Dr, Franklinton, NC 27525-7022**

Owner's Name(s): **William Anthony Holzapfel Jr., Jennifer Holzapfel**

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: William Anthony Holzapfel Jr. Date 6/1/2023 | 11:36 AM EDT

Owner Signature: Jennifer Holzapfel Date 6/3/2023 | 06:34 AM PDT

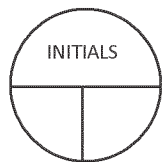
Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: Canda Harvey BGRS Relocation Inc. Date 06/04/23

Purchaser Signature: BGRS Relocation Inc. Date _____

REC 4.25

1/1/15



RELOCATION PROPERTY ASSESSMENT SUMMARY

Record on this summary page the corrective action(s) required for all items determined to be defective and explain any items reported as "Not Assessed."

DEFECTIVE

The findings noted below are in need of repair. It is recommended that all repairs are completed by the appropriate certified/licensed repair contractors. Detailed itemized receipts for repairs are recommended.

Report Category / Items / Remarks

GARAGE/CARPORTS (G/C)

(G/C) 4 Condition: The garage service door is not fire-rated.

Corrective Action: Contractor to install a fire-rated garage service door.

STRUCTURES (S)

(S) 1 Foundation: A crack was observed at the right rear foundation wall.

Corrective Action: Contractor to repair/seal the crack at the right rear foundation wall.

ELECTRICAL (E)

(E) 3 Panel: The sub panel in the second floor bar area was inaccessible (blocked by finishings), a wire clamp is missing at the bottom of the garage sub panel, and improper screws were observed at the garage sub panel cover.

Corrective Action: Electrician to inspect the sub panel in the second floor bar area when full access is provided and make repairs as needed, install a wire clamp at the bottom of the garage sub panel, and install proper screws at the garage sub panel cover.

(E) 7 GFI: The GFI outlet in the upstairs bathroom did not trip when tested.

Corrective Action: Electrician to repair the GFI outlet in the upstairs bathroom which did not trip when tested.

PLUMBING (P)

(P) 9 Toilet: The toilet in the main level master bathroom is loose at the base and is leaking at the fill valve assembly.

Corrective Action: Plumber to repair the toilet in the main level master bathroom which is loose at the base and is leaking at the fill valve assembly.

Client: BGRS

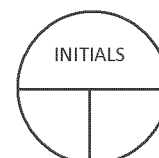
Client File #: 8600690

Property Address: 2053 Montgomery Drive Franklinton NC 27525

(P) 10 Tub/Shower: The hot and cold water supply lines are reversed at the master bathroom and main level hallway bathroom showers.

Corrective Action: Plumber to correct the reversed hot and cold water supply lines at the master bathroom and main level hallway bathroom showers.

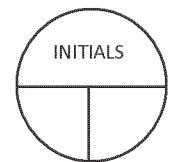
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Client: BGRS

Client File #: 8600690

Property Address: 2053 Montgomery Drive Franklinton NC 27525



LIMITED ACCESSIBILITY/NOT ASSESSED

Variables such as construction type, conditions at the time of the assessment, safety, potential damage/liability and/or inspector discretion have limited the evaluation of this item at the time of this assessment. If applicable, further assessment should be considered.

Report Category / Items / Remarks

ATTIC (A)

(A) 1 Method of Assessment: Entered-Limited evaluation of the attic due to framing/insulation (90% visible).

CRAWL SPACE (CS)

(CS) 1 METHOD OF ASSESSMENT: Entered-Limited evaluation of the crawl space due to insulation (90% visible).

HEATING SYSTEMS (HS)

(HS) 4 Primary Operation: Not evaluated - Due to season, heat pump operated in cooling mode only, heating mode uses same components in reverse-cycle.

(HS) 5 Additional Operation: Not evaluated - Due to season, heat pump operated in cooling mode only, heating mode uses same components in reverse-cycle.

(HS) 9 Fuel Tank/Lines: The underground propane tank located in the side yard was not evaluated. Obtain all available service documentation from the service company/homeowner.

ON-SITE SEWAGE DISPOSAL (SD)

(SD) 1 System Operation: Not evaluated-See separate Septic report.

WELL (W)

(W) 1 Pump: Not evaluated-See separate Well report.

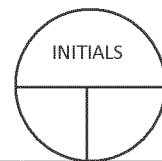
FIREPLACE (F)

(F) 4 Flue: Not evaluated - Not visible due to design. Readily accessible areas of the chimney / fireplace system were evaluated only.

Client: BGRS

Client File #: 8600690

Property Address: 2053 Montgomery Drive Franklinton NC 27525



FURTHER EVALUATION

The findings below require an additional evaluation by a specialist and/or appropriate contractor.

Report Category / Items / Remarks

EXTERIOR SURFACES (ES)

(ES) 1 #1: Adhered Stone Veneer: Stone veneer was observed at the front elevation.

Corrective Action: Further evaluation necessary. A moisture survey is to be completed to confirm proper installation of the stone veneer system and to identify any hidden moisture deficiencies.

CRAWL SPACE (CS)

(CS) 4 Evidence of Water penetration: Suspect mold/fungal growth has been identified in the following visually observable areas of the home. Suspect mold was observed at the wood framing at the middle rear area of the main crawl space.

Corrective Action: Recommend a swab sample to confirm the presence of mold/fungal growth observed at the wood framing at the middle rear area of the main crawl space.

HEATING SYSTEMS (HS)

(HS) 9 Fuel Tank/Lines: Corrugated stainless steel tubing (CSST) is present.

Corrective Action: Further evaluation recommended. Licensed electrician to evaluate the for the proper bonding of the corrugated stainless steel tubing (CSST) fuel piping.

PLUMBING (P)

(P) 4 Water Pipes: Plastic piping (e.g. PEX, PB) was noted at the water supply pipes. Absent further inspection by a plumber, it is difficult to determine if damage exists inside the piping at the connections, which is why a further evaluation is recommended. Discoloration was observed at the fittings in the crawl space area below the master bathroom.

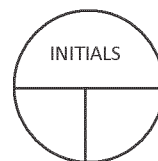
Corrective Action: Further evaluation recommended. Plumber to evaluate the plumbing system. Pay special attention to the discoloration was observed at the fittings in the crawl space area below the master bathroom and the plastic water supply piping.

Client: BGRS

Client File #: 8600690

Property Address: 2053 Montgomery Drive Franklinton NC 27525

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Worldwide ERC® Relocation Property Assessment

IMPORTANT INFORMATION: Please Read Carefully

This document is a Property Assessment. It is not a buyer's home inspection.

This document should not be used in place of nor be mistaken for a general home inspection or specialty type inspection performed by a licensed or trades professional (e.g., professional home inspector, engineer, pest control operator, electrician, plumber, roofer or HVAC specialist, pool/spa specialist, etc.). This Property Assessment was prepared exclusively and for the sole use of the Client identified below (the "Client") under an established business-to-business relationship for the specific purposes of assisting with the relocation of an employee. It is not intended for use, nor is it to be relied upon, by any party other than the Client, including, but not limited to, buyers, sellers, lenders, real estate brokers/agents, and/or appraisers.

The Client may be required to provide this Property Assessment to other parties in order to comply with disclosure obligations under applicable federal, state and/or local law(s); however, no disclosure of this Property Assessment to other parties, including prospective buyers, shall be deemed to create or give rise to a duty of care or performance on the part of the Property Assessment Provider identified below or the Client toward such other parties. Accordingly, no party other than the Client may rely upon or be influenced by this Property Assessment when considering the property. The Property Assessment Provider prepared this Property Assessment in accordance with Client directives and based it on findings gathered at the property address identified below and other property information sources.

1. GENERAL INFORMATION

File # 8600690

Client: BGRS

Contact:

Phone:

Fax:

E-mail address:

Client Address: 150 Harvester Drive Suite 201

City/State/Postal Code: Burr Ridge, IL 60527

Transferee(s): William Holzapfel

Transferee Property Address: 2053 Montgomery Drive

City/State/Postal Code: Franklinton, NC 27525

Property Assessment Provider: Fidelity Inspection & Consulting Services Job/File #: 3051285

Provider Address: 2003 South Easton Road, Suite 208

City/State/Postal Code: Doylestown, PA 18901

Contact:

Phone:

Fax:

E-mail address:

Date: 05/18/2023 Time: 9:30 PM Weather: Cloudy Temp: 68 Estimated Age of Main Dwelling (yrs.): 13

Parties Present at Time of Assessment: Homeowner

Occupied: ☒ Yes ☐ No



WORLDWIDE ERC®

RELOCATION PROPERTY ASSESSMENT

THIS DOCUMENT IS NOT INTENDED FOR USE NOR IS IT TO BE RELIED UPON BY ANY PARTY OTHER THAN THE CLIENT

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2. PURPOSE AND SCOPE OF THE RELOCATION PROPERTY ASSESSMENT

To provide a professional opinion of a relocating employee's main dwelling and its immediate surrounding area in its "as is" condition, as of the date of assessment, limited to the definitions and guidelines as established by the Client and within this Property Assessment document.

3. OBJECTIVE OF THE RELOCATION PROPERTY ASSESSMENT

To provide the Client with data about a relocating employee's main dwelling and its immediate surrounding area based on a visual assessment of items identified by category in this Property Assessment document.

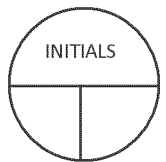
4. DEFINITION OF THE RELOCATION PROPERTY ASSESSMENT

A visual, non-invasive evaluation and status of the items identified by category on the ensuing pages. The reporting of apparent defects (not cosmetic deficiencies) that call for corrective action is limited to three categories: 1) structure; 2) unsafe or hazardous conditions; and 3) inoperative systems or appliances.

1. Structure: A load-bearing member of a building (including, but not limited to, footings, foundation walls, posts, beams, floor joists, bearing walls, or roof framings) is to be reported as defective if it has one or more of these characteristics:

- Abnormal cracking or splitting;
- Unusual settlement;
- Deterioration such as rot or pest infestation damage;
- Improper alignment or structural integrity compromised by modification or abuse; or
- Other characteristics that affect the building's structural integrity.

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2. Unsafe or Hazardous Conditions: Any item that is identified as a safety defect or a hazard, the presence or absence of which would be dangerous. Unless directed by the Client, the reporting of the possible presence of lead based paint, asbestos, urea- formaldehyde foam insulation, radon, electromagnetic radiation, toxic wastes, molds or fungus, and other environmental or indoor air pollutants are outside the scope of this Property Assessment.

3. Inoperative Systems and Appliances: Any installed systems or built-in appliances that do not operate properly or perform their intended function in response to normal use.

Unless directed by the Client, the following areas are outside the scope of this assessment: (i) cosmetic deficiencies; (ii) deferred maintenance items; (iii) the condition of on-site waste and water systems; (iv) the condition of underground fuel storage tanks; (v) the quality of the water supply; (vi) geological hazards such as floods, erosion, earthquakes, landslides, mudslides and volcanoes; and (vii) governmental or lender requirements. Furthermore, this Property Assessment is not a representation of compliance or noncompliance with federal, state, or local government regulations and codes (e.g., building codes, zoning ordinances, energy efficiency ratings, addition or remodeling permits, etc.).

Estimated costs to correct items identified in this Property Assessment as defective and/or items that may require attention are not bids and do not give rise to performance obligations on the part of the Property Assessment Provider. The Property Assessment Provider is not engaged in the business of providing repair; renovation or improvement services; as such, the Property Assessment Provider has not and cannot determine the actual cost of any repairs, renovations or improvements that may be advised or desired. The cost estimates reflect national, state and/or local cost averages as derived from the review

of cost estimator manuals and other information sources by the Property Assessment Provider; all cost estimates should be followed by firm quotes or bids from qualified, reputable contractors.

5. STATUS DEFINITIONS

For each category, when applicable, rate the status of each item by checking the box as follows:

Acceptable: The item is performing its intended function as of the date of the assessment.

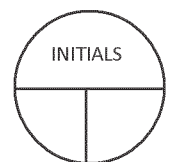
Not Present: The item does not exist in the structure being assessed.

Not Assessed: The item was not assessed because of inaccessibility or seasonal impediments.

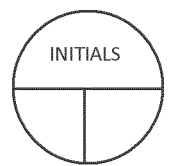
Defective: The item is either: structurally unsound; unsafe or hazardous; or inoperative, as defined in Section 4 above.

**Please include comments in the corresponding “Remarks”
column for those items rated as Defective or Not Assessed.**

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Acceptable

Not Present

Not Assessed

Defective

Item

Remarks

LOTS & GROUNDS (LG)					
1	☐	☐	☒	☐	Walks:
2	☒	☐	☐	☐	Stoops/Steps:
3	☐	☒	☐	☐	Patio:
4	☒	☐	☐	☐	Deck/Balcony:
5	☒	☐	☐	☐	Porch:
6	☐	☒	☐	☐	Retaining Walls:
7	SURFACE WATER CONTROL				
8	☐	☐	☒	☐	Grading:
9	☐	☐	☒	☐	Swales:
10	☐	☒	☐	☐	Basement Stairwell Drain:
11	☐	☒	☐	☐	Window Wells:
12	☐	☒	☐	☐	Exterior Surface Drain:
ROOF (R)					
1	METHOD OF ASSESSMENT: Walked				
2	☒	☐	☐	☐	#1: Asphalt Shingle Approx. Age: 13 Design Life: 20
3	☐	☒	☐	☐	#2: Approx. Age: Design Life:
4	☐	☒	☐	☐	#3: Approx. Age: Design Life:
5	☐	☒	☐	☐	#4: Approx. Age: Design Life:
6	☐	☒	☐	☐	#5: Approx. Age: Design Life:
7	☒	☐	☐	☐	Flashing:
8	☐	☒	☐	☐	Skylights:
9	☒	☐	☐	☐	Chimney:
10	ROOF WATER CONTROL:				
11	☐	☐	☒	☐	Gutters:
12	☐	☐	☒	☐	Downspouts & Extension:
EXTERIOR SURFACES (ES)					
1	☐	☐	☒	☐	#1: Adhered Stone Veneer: Stone veneer was observed at the front elevation.
2	☒	☐	☐	☐	#2: Vinyl Siding

Client: BGRS

Client File #: 8600690

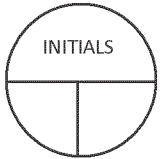
Property Address: 2053 Montgomery Drive Franklinton NC 27525

RELOCATION PROPERTY ASSESSMENT

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	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
3	☐	☒	☐	☐	#3:	
4	☒	☐	☐	☐	Trim:	
5	☒	☐	☐	☐	Fascia:	
6	☒	☐	☐	☐	Soffits:	
7	☒	☐	☐	☐	Windows:	



Stone Siding

GARAGE/CARPORTS (G/C)

1	☒ Garage ☐ Carport: ☒ Attached ☐ Detached				
2	☒	☐	☐	☐	Door Operation:
3	☒	☐	☐	☐	Automatic Door Opener:
4	☐	☐	☐	☒	Condition: The garage service door is not fire-rated.



Non Fire-Rated Garage Service Door

STRUCTURES (S)

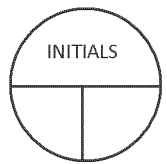
1	☐	☐	☐	☒	Foundation: A crack was observed at the right rear foundation wall.
2	☒	☐	☐	☐	Beams:
3	☒	☐	☐	☐	Bearing Walls:
4	☒	☐	☐	☐	Joists/Trusses:
5	☒	☐	☐	☐	Piers/Posts:
6	☒	☐	☐	☐	Floor/Slab:

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	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
7	☒	☐	☐	☐	Hand Rails:	
 Crack at Foundation Wall						

ATTIC (A)

1	METHOD OF ASSESSMENT: Entered-Limited evaluation of the attic due to framing/insulation (90% visible).				
2	☒	☐	☐	☐	Roof Framing:
3	☒	☐	☐	☐	Sheathing:
4	☒	☐	☐	☐	Ventilation:
5	☐	☒	☐	☐	Attic Fan:
6	☐	☒	☐	☐	Whole House Fan:
7	☒	☐	☐	☐	Evidence of water penetration? ☐ Yes ☒ No If yes, describe:

BASEMENT (B)

1	☐	☒	☐	☐	Sump Pump:
2	☐	☒	☐	☐	Floor:
3	☐	☒	☐	☐	Heat:
4	☐	☒	☐	☐	Evidence of water penetration? ☐ Yes ☐ No If yes, describe:

CRAWL SPACE (CS)

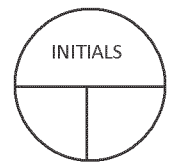
1	METHOD OF ASSESSMENT: Entered-Limited evaluation of the crawl space due to insulation (90% visible).				
2	☒	☐	☐	☐	Moisture:
3	☒	☐	☐	☐	Access:
4	☐	☐	☐	☒	Evidence of water penetration? ☒ Yes ☐ No If yes, describe: Suspect mold/fungal growth has been identified in the following visually observable areas of the home. Suspect mold was observed at the wood framing at the middle rear area of the main crawl space.

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Acceptable

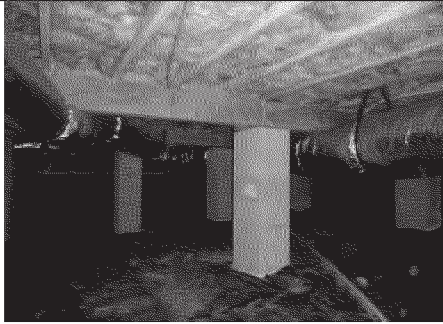
Not Present

Not Assessed

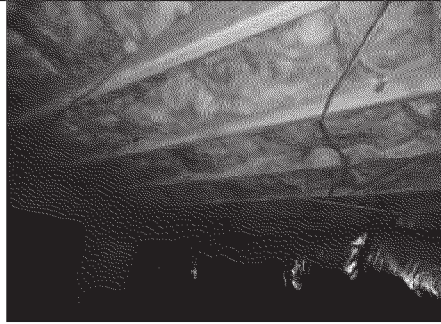
Defective

Item

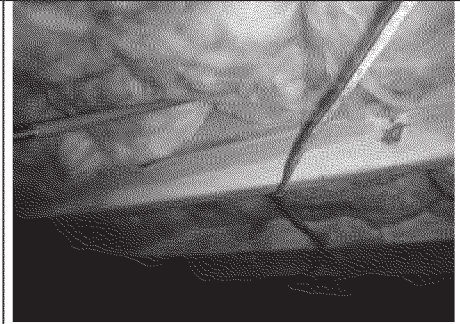
Remarks



Suspect Mold at Framing



Suspect Mold at Framing



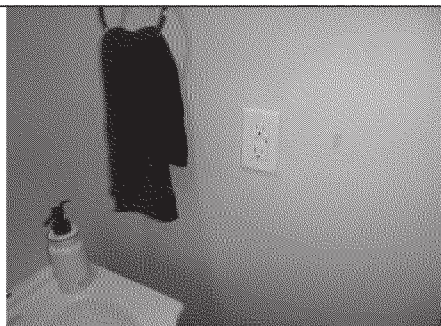
Suspect Mold at Framing

ELECTRICAL (E)

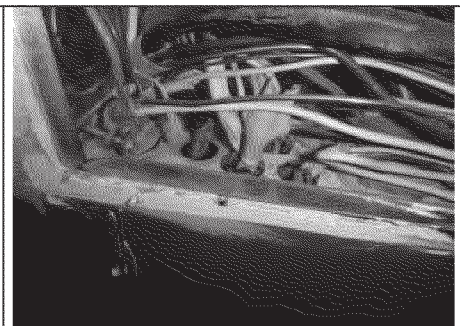
1	Amps:200				Volts: 120/240
2	☒	☐	☐	☐	Service Cable:
3	☐	☐	☐	☒	Panel: The sub panel in the second floor bar area was inaccessible (blocked by finishings), a wire clamp is missing at the bottom of the garage sub panel, and improper screws were observed at the garage sub panel cover.
4	☒	☐	☐	☐	Branch Circuits:
5	☒	☐	☐	☐	Ground:
6	☒	☐	☐	☐	Wire Conductor:
7	☐	☐	☐	☒	GFI: The GFI outlet in the upstairs bathroom did not trip when tested.
8	☒	☐	☐	☐	Smoke Detector:
9	Is the size of the incoming electrical service adequate to meet the needs of the dwelling? ☒ Yes ☐ No				



Inaccessible Electric Panel



GFI Outlet Did Not Trip



Missing Wire Clamp

Client: BGRS

Client File #: 8600690

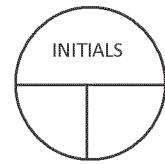
Property Address: 2053 Montgomery Drive Franklinton NC 27525

RELOCATION PROPERTY ASSESSMENT

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Acceptable

Not Present

Not Assessed

Defective

Item

Remarks



Improper Screws at Panel Cover

HEATING SYSTEMS (HS)

1	Primary: Heat Pump				Approx. Age: 13	Design Life: 15
2	Additional: Heat Pump				Approx. Age: 7	Design Life: 15
3	Fuel(s): Electric					
4	☐	☐	☒	☐	Primary Operation: Not evaluated - Due to season, heat pump operated in cooling mode only, heating mode uses same components in reverse-cycle.	
5	☐	☐	☒	☐	Additional Operation: Not evaluated - Due to season, heat pump operated in cooling mode only, heating mode uses same components in reverse-cycle.	
6	☐	☒	☐	☐	Draft Control:	
7	☐	☒	☐	☐	Exhaust System:	
8	☒	☐	☐	☐	Distribution:	
9	☐	☐	☐	☒	Fuel Tank/Lines: Corrugated stainless steel tubing (CSST) is present.	
					The underground propane tank located in the side yard was not evaluated. Obtain all available service documentation from the service company/homeowner.	
10	☒	☐	☐	☐	Thermostat:	
11	☒	☐	☐	☐	Blower:	
12	☐	☒	☐	☐	Humidifier:	
13	☐	☒	☐	☐	Heat Exchanger:	
14	☐	☒	☐	☐	Pressure Relief Valve(s):	
15	☐	☒	☐	☐	Circulator Pump:	

Client: BGRS

Client File #: 8600690

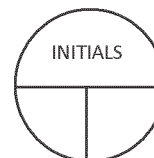
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Acceptable

Not Present

Not Assessed

Defective

Item

Remarks

		
CSST Piping	Underground Propane Tank	

AIR CONDITIONING SYSTEM (AC)

1	Type: Heat Pump (2 units)	Fuel: Electric
2	Approx. Age: 10	Design Life: 15
3	☒ ☐ ☐ ☐ System:	

PLUMBING (P)

1	Water Source:			☐ Public	☒ Private	☐ Undetermined	How Verified?	Homeowner
2	Sewage Service:			☐ Public	☒ Private	☐ Undetermined	How Verified?	Homeowner
3	Water Service On?			☒ Yes	☐ No			
4	☐	☐	☐	☒	Water Pipes: Plastic piping (e.g. PEX, PB) was noted at the water supply pipes. Absent further inspection by a plumber, it is difficult to determine if damage exists inside the piping at the connections, which is why a further evaluation is recommended. Discoloration was observed at the fittings in the crawl space area below the master bathroom.			
5	☒	☐	☐	☐	Drain Pipes:			
6	☒	☐	☐	☐	Vent Pipes:			
7	☐	☒	☐	☐	Laundry Tub:			
8	☒	☐	☐	☐	Water Pressure:			
9	☐	☐	☐	☒	Toilet: The toilet in the main level master bathroom is loose at the base and is leaking at the fill valve assembly.			
10	☐	☐	☐	☒	Tub/Shower: The hot and cold water supply lines are reversed at the master bathroom and main level hallway bathroom showers.			
11	☐	☐	☒	☐	Exhaust Fan:			
12	☒	☐	☐	☐	Sink:			
13	WATER HEATER: Approx Age (yrs): 13 Approx Design Life (yrs): 10							
14	☒	☐	☐	☐	Water Heater:			
15	☐	☒	☐	☐	Exhaust System:			
16	☐	☐	☒	☐	Temperature/Pressure Relief Valve:			

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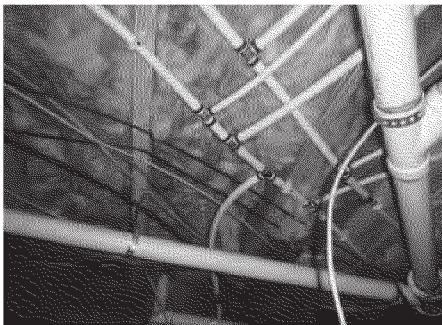
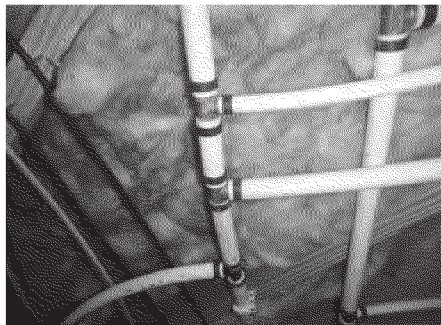
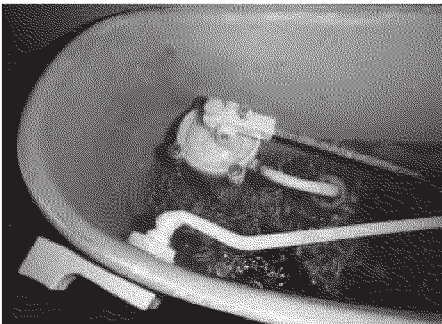
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INITIALS

Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
					
					
					
					
					
					

ON-SITE SEWAGE DISPOSAL (SD)

1	☐	☐	☒	☐	System Operation: Not evaluated-See separate Septic report.
---	--------------------------	--------------------------	-------------------------------------	--------------------------	---

WELL (W)

1	☒ Private ☐ Community ☐ Not Present				
2	☐	☐	☒	☐	Pump: Not evaluated-See separate Well report.
3	☐	☐	☒	☐	Shower Pressure (Top Floor):
4	Water sample sent to the lab? ☒ Yes ☐ No Date Sent:				
5	Is there minimum flow of 3 gallons per minute (gpm) after 30 minutes? ☒ Yes ☐ No				
6	If no, state the number of gallons per minute after 30 minutes: (gpm)				

POOL AND HOT TUB (P/T)

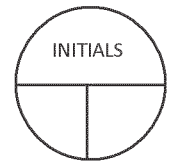
1	Pool Type : Not Present				Hot Tub Type: Not Present
2	☐	☒	☐	☐	Pool:
3	☐	☒	☐	☐	Deck/Apron:
4	☐	☒	☐	☐	Heater:
5	☐	☒	☐	☐	Pump:

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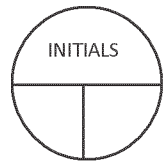
	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
6	☐	☒	☐	☐	Filter:	
7	☐	☒	☐	☐	Fence:	
8	☐	☒	☐	☐	Hot Tub:	
FIREPLACE (F)						
1	☒	☐	☐	☐	Fireplace:	
2	☐	☒	☐	☐	Free-standing Stove:	
3	☒	☐	☐	☐	Fireplace Insert:	
4	☐	☐	☒	☐	Flue: Not evaluated - Not visible due to design. Readily accessible areas of the chimney / fireplace system were evaluated only.	
KITCHEN (K)						
1	☐	☐	☒	☐	Cooking Appliances:	
2	☐	☒	☐	☐	Disposal:	
3	☐	☐	☒	☐	Dishwasher:	
4	☐	☐	☒	☐	Ventilator:	
5	☐	☒	☐	☐	Other Built-ins:	
FINAL COMMENTS (FC)						
Were any other unsafe or hazardous conditions observed during the assessment that are not specifically designated on this property Assessment document? ☐ Yes ☒ No						
If yes please explain:						
The Property Assessment Provider identified below hereby certifies adherence to the terms of the assignment as set forth in the Definitions.						

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SUPPLEMENTAL DISCLOSURE

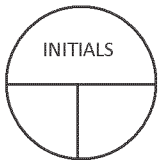
1. A representative sample of property components such as windows, doors, outlets, light and wall switches are evaluated on a "best efforts" basis to ascertain if the property components have failed. Often, such conditions cannot be determined during the assessment due to limited and/or restricted access as well as varying weather conditions and humidity. Therefore, no representations are made as to the condition of every property component. **No responsibility is assumed for items not observed or accessed during the property assessment.**
2. The assessment is a recording of conditions on the given date and time of the assessment. Future condition changes are outside the scope of the assessment.
3. **The photos sent with this report may NOT reflect all defects and/or location of needed repairs noted within the body or summary of the report. Please review the report in its entirety.**
4. Product and manufacturer recalls are beyond the scope of this assessment.
5. If this home was built prior to 1978, this could indicate the potential for the presence of lead-based paint.
6. Determination of the presence or absence of Chinese or other defective drywall materials and related conditions or risks is outside the scope of this assessment. See <http://www.cpsc.gov/info/drywall/index.html> for more information.

Client: BGRS

Client File #: 8600690

Property Address: 2053 Montgomery Drive Franklinton NC 27525

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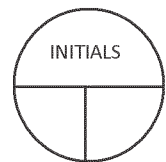
ERC Relocation Property Assessment Images



Client: BGRS

Client File #: 8600690

Property Address: 2053 Montgomery Drive Franklinton NC 27525



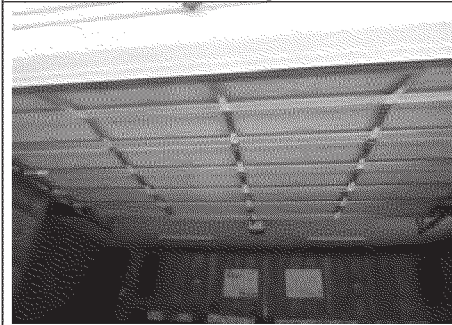
Non Fire-Rated Garage Service Door



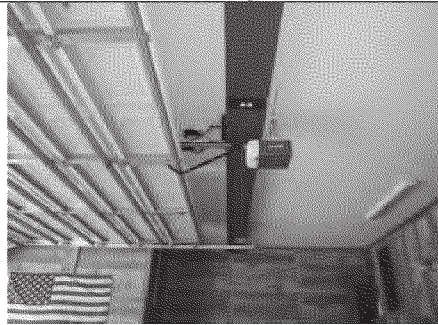
Garage



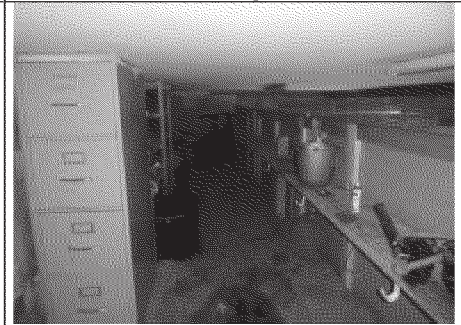
Garage



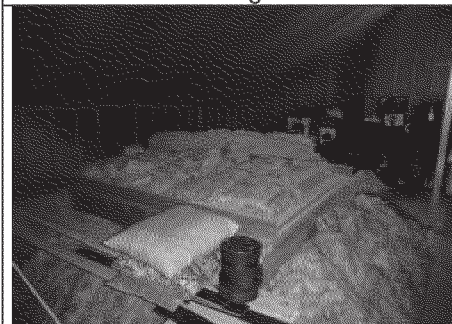
Garage



Garage



Garage



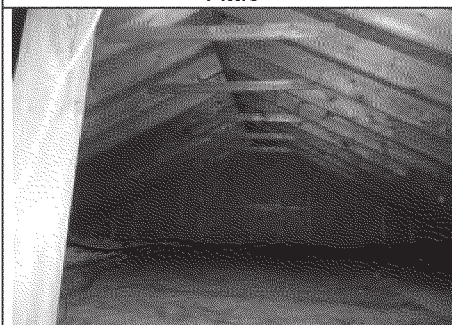
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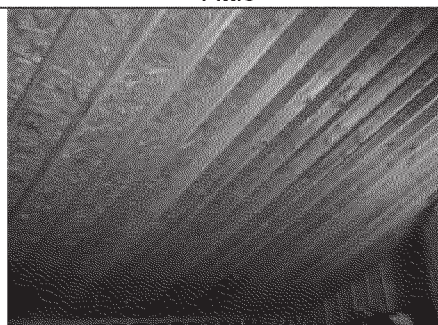
Attic



Attic



Attic



Attic



Attic

Client: BGRS

Client File #: 8600690

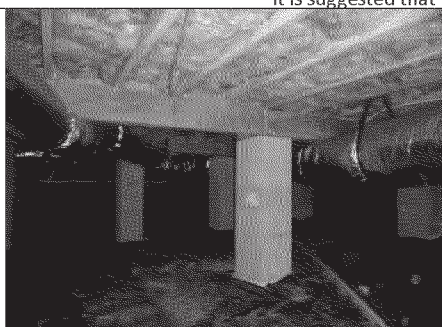
Property Address: 2053 Montgomery Drive Franklinton NC 27525

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INITIALS



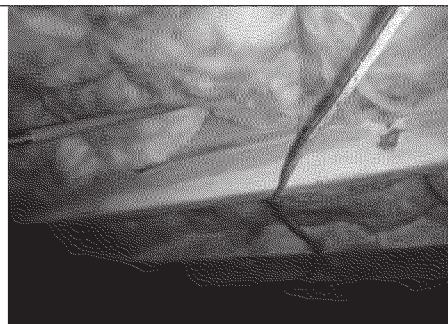
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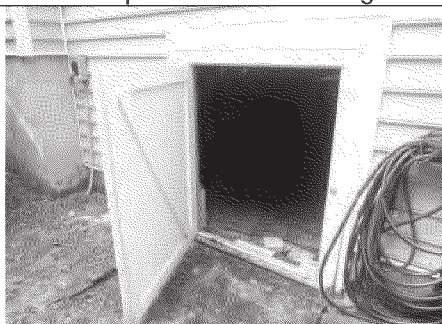
Suspect Mold at Framing



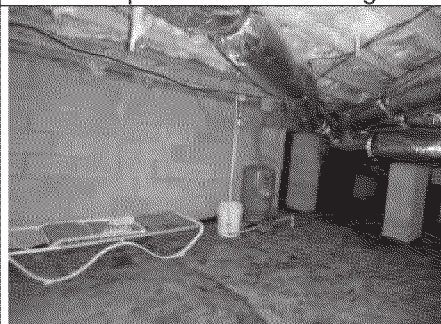
Suspect Mold at Framing



Suspect Mold at Framing



Crawl Space



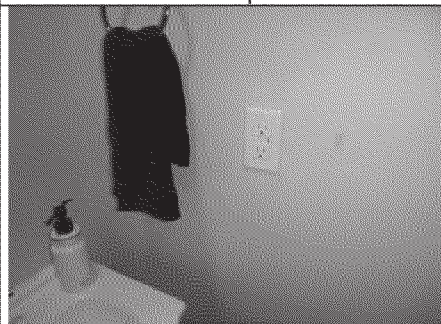
Crawl Space



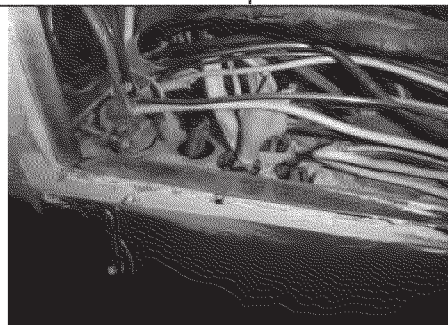
Crawl Space



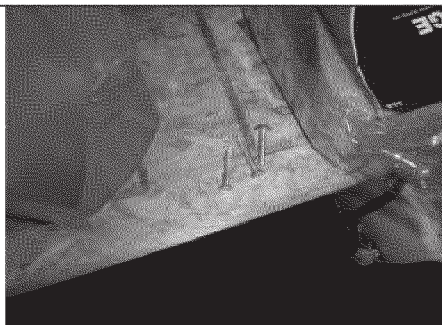
Inaccessible Electric Panel



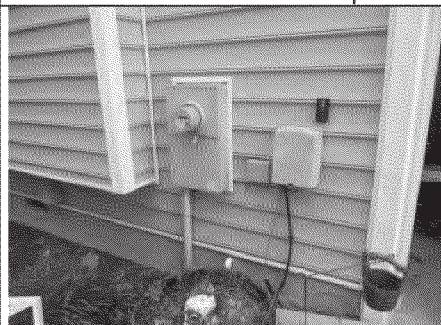
GFI Outlet Did Not Trip



Missing Wire Clamp



Improper Screws at Panel Cover

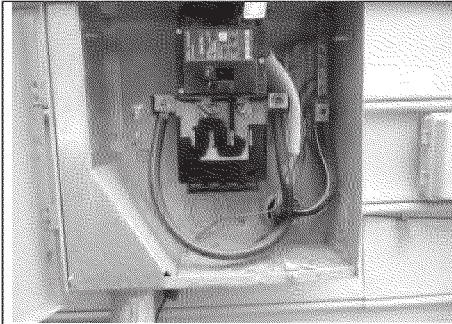
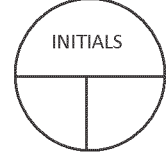


Electric Meter

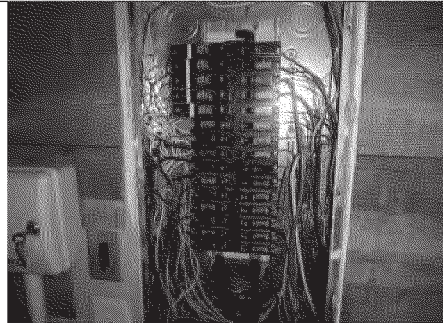
Client: BGRS

Client File #: 8600690

Property Address: 2053 Montgomery Drive Franklinton NC 27525



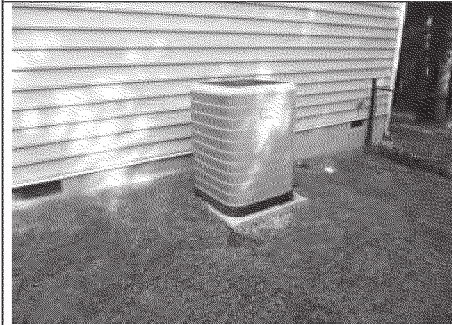
Main Electric Panel



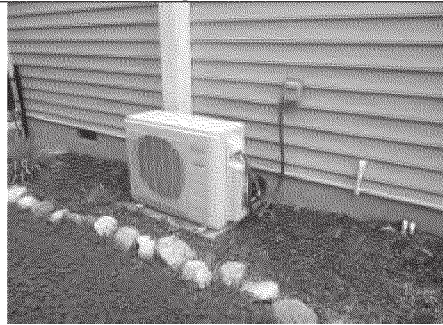
Garage Sub Panel



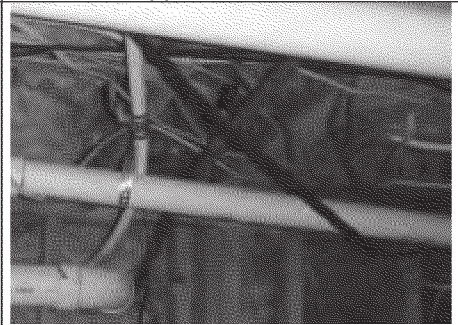
Upper Sub Panel



AC Unit



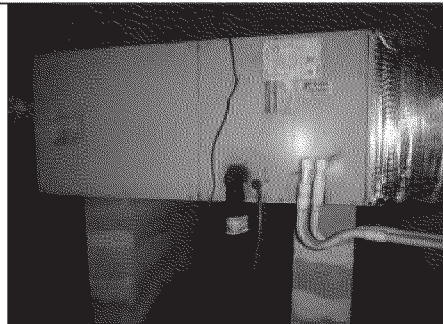
AC Unit



CSST Piping



Underground Propane Tank



Air Handler



Heat Pump



Heat Pump



Fireplace



Fireplace

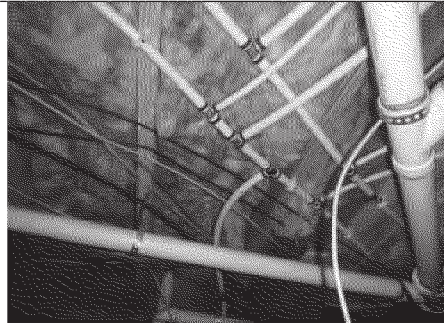
Client: BGRS

Client File #: 8600690

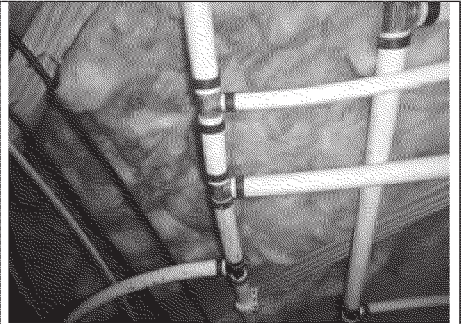
Property Address: 2053 Montgomery Drive Franklinton NC 27525



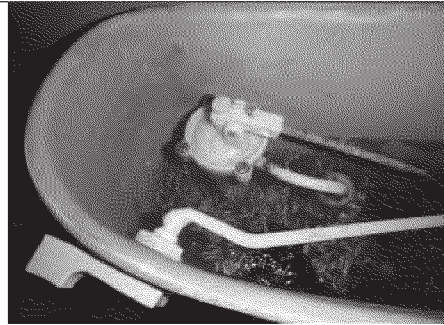
Loose Toilet in Master Bathroom



Corrosion at PEX Piping Fittings



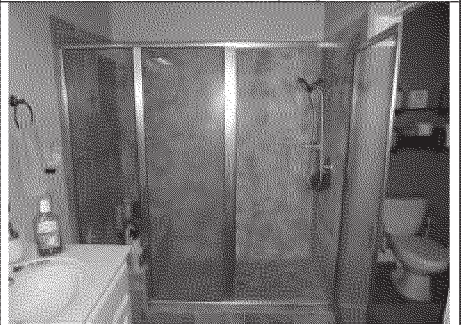
Corrosion at PEX Piping Fittings



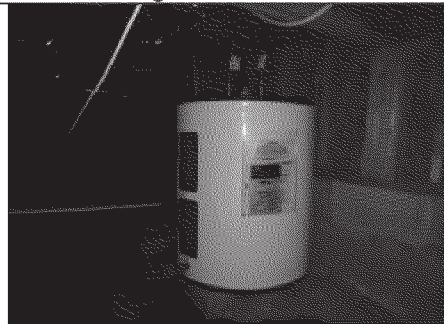
Leaking Fill Valve at Toilet



Hot/Cold Supply Lines Reversed



Hot/Cold Supply Lines Reversed



Water Heater

Client: BGRS

Client File #: 8600690

Property Address: 2053 Montgomery Drive Franklinton NC 27525

Wood Destroying Insect Inspection

BGRS
150 Harvester Drive Suite 201
Burr Ridge, IL 60527

05/19/2023
Client File # 8600690
FICS File # 3051285

Inspection Address

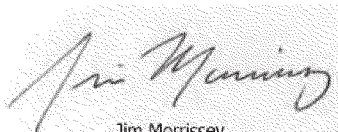
Customer
2053 Montgomery Drive
Franklinton, NC 27525

In accordance with your request a Wood Destroying Insect Inspection was conducted on **05/17/2023** at the above captioned property. The following is a summary of the inspector's findings.

EXISTING CONDITIONS	
Evidence of Wood Destroying insects	No visible evidence of active infestation was observed at the time of inspection.
Additional Comments	N/A

If you should have any questions, please do not hesitate to contact me.

Sincerely,



Jim Morrissey
Account Manager

THIS REPORT IS MADE IN ACCORDANCE WITH AND SUBJECT TO THE CONDITIONS ON THE REVERSE SIDE OF THIS PAGE

This is not a structural damage report. Neither is this a warranty as to the total absence of wood-destroying insects.

OFFICIAL NORTH CAROLINA WOOD-DESTROYING INSECT INFORMATION REPORT

This is to report that a qualified inspector employed by the below-named firm has carefully inspected readily accessible areas of the property located at the address below for wood-destroying insects. This report specifically excludes hidden areas and areas not readily accessible (see section 2 below) and the undersigned pest control operator has not made any inspection of such hidden areas or of such areas not readily accessible. **This is not a warranty as to the total absence of wood-destroying insects or damage from same.** The inspection described herein was made on the basis of visible evidence. **This report is submitted without warranty, guarantee, or representation as to concealed evidence of infestation or damage or as to any future infestation.**

1. Seller's Name(s) _____

Buyer's Name(s) Fidelity Inspections and Consulting

Address of Property 2053 Montgomery Drive, Franklinton, NC 27525

Structure(s) Inspected: A. Main Residence Only X B. Other _____

FINDINGS

2. Areas of the property which are deemed to be obstructed or inaccessible:

Floor, wall, and ceiling coverings. Unfinished attic area. Stored items throughout house and against walls in garage. Poly coverings on ground and insulation between joists in crawlspace.

Note: Certain areas of all structures are obstructed or inaccessible (see numbers 2 & 3 on reverse side for conditions governing this report).

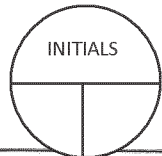
If there is evidence of a previous or an active infestation of subterranean termites and/or other wood-destroying insects **In the wooden members**, it must be assumed that there is some damage to the **wooden members** caused by this infestation, no matter how slight. If this is the case, the structural integrity of this property should be evaluated by a qualified building expert. (For the purpose of completing the report "infestation" means evidence of past or present activity by a wood-destroying insect visible in, on, or under a structure, or in or on debris under the structure.)

3. Inspection revealed visible evidence of:

Location of visible evidence of infestation:

- ☐ A. Subterranean termites
- ☐ 1. Control measures were performed.
 - ☐ 2. No control measures were performed.
 - ☐ 3. Visible evidence of a previously treated infestation, which now appears to be inactive.

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- ☐ B. Powder post Beetles
- ☐ 1. Control measures were performed
 - ☐ 2. No control measures were performed.
 - ☐ 3. An infestation which now appears to be inactive

- ☐ C. Old House Borers
- ☐ 1. Control measures were performed.
 - ☐ 2. No control measures were performed.
 - ☐ 3. An infestation which now appears to be inactive.

- ☐ D. Others _____
- ☐ 1. Control measures were performed.
 - ☐ 2. No control measures were performed.
 - ☐ 3. An infestation which now appears to be inactive.

☒ 4. No visible evidence of infestation from wood-destroying insects was observed.

5. The following conditions conducive to subterranean termites were noted in this property:

FIRM: ALEXANDER EXTERMINATING CO., INC.

Address: 545 Dynamic Drive Garner, North Carolina, 27529

Signature of Authorized Company Rep: _____

Purchaser's signature is required on reverse side.

PCO Lic No. 1160PW

Date 05/17/2023

Telephone: 919-779-9990

Title: Accredited Inspector

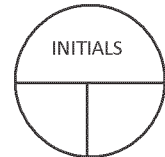
CONDITIONS GOVERNING THIS REPORT

1. This report is based on the observations and opinions of the inspector. It must be noted that all buildings have some structural wood members which are not visible or accessible for inspection. It is not always possible to determine the presence of infestations without extensive probing and in some cases actual dismantling of parts of the structure being inspected. Extensive probing and dismantling have not been performed.
2. This inspection and report are made on the basis of what was visible at the time of the inspection. An opinion is not given on areas that were enclosed or not readily accessible: finished areas of ground level rooms (basement and split level); areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles; or any portion of the structure in which inspection would necessitate tearing out or marring finished work. Furniture, appliances, equipment, insulation, fixed ceilings, etc. were not moved for inspection purposes.
3. Inspection did not include any area to which visible access would require the use of ladders or drills. Such areas are not considered to be readily accessible.
4. Detached garages, sheds, lean-tos, other buildings or fences on the property are not included in this inspection report unless specifically noted.
5. Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

REMARKS

This space should be used to clarify any statement above.

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IT IS THE RESPONSIBILITY OF THE CLOSING AGENT TO OBTAIN PROPER SIGNATURES.

Purchaser's Signature(s) _____

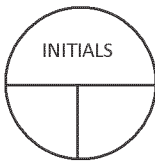
Date Acknowledged _____

WDIR 100 As approved by the North Carolina Pest Control Association and Structural Pest Control Committee, North Carolina Department of Agriculture

Revised July 1, 1992



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Electrical Partial Inspection

BGRS
150 Harvester Drive Suite 201
Burr Ridge, IL 60527

06/13/2023
Client File # 8600690
FICS File # 3051285

Inspection Address

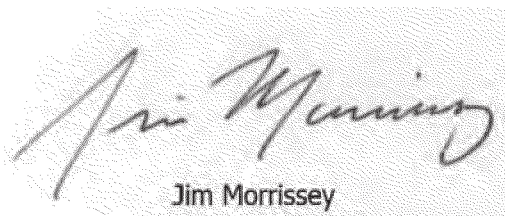
2053 Montgomery Drive
Franklinton, NC 27525

In accordance with your request a Electrical Partial Inspection was conducted on **06/08/2023** at the above captioned property. The inspection was limited to the bonding of the CSST (Corrugated Stainless Steel Tubing) piping only. The following is a summary of the inspector's findings.

INSPECTION FINDINGS	
Inspector's Findings	Acceptable. The CSST (Corrugated Stainless Steel Tubing) piping is properly bonded to the main grounding system.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

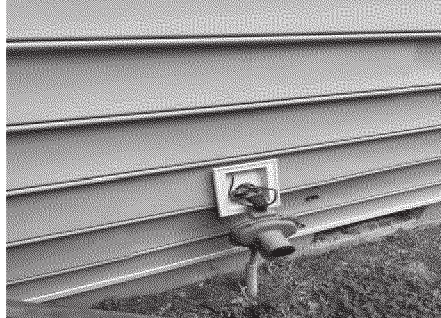


Jim Morrissey
Account Manager

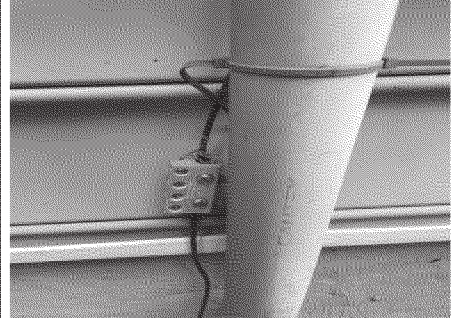
ADDITIONAL PHOTOS



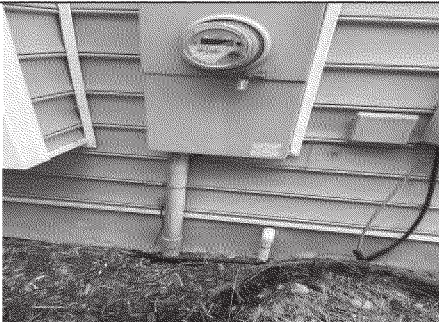
CSST Bonded



CSST Bonded



CSST Bonded



CSST Bonded

Septic Open Tank Inspection and Pump

BGRS
 16260 N 71st Street Suite 200
 Scottsdale AZ 85254

05/24/2023
 Customer File # 8600690
 FICS Order # 3051285

Inspection Address
 2053 Montgomery Drive
 Franklinton NC 27525

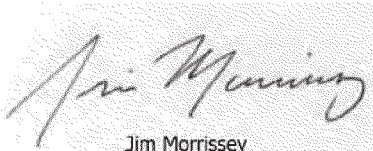
In accordance with your request a Septic Open Tank Inspection and Pump was conducted on **05/23/2023** at the above captioned property. The following is a summary of the inspector's findings.

SEPTIC SYSTEM	
Septic Tank(s)	Acceptable
Water Level	Acceptable
Sludge Level	Acceptable
Inlet Tee	Acceptable
Outlet Tee	Acceptable
Baffle Wall	Acceptable
Septic Tank Lid	Acceptable
Drainage Area	Acceptable
Septic Tank(s) Pumped	Yes
Is the system/drainage area adequate for the size of the home?	Yes
SYSTEM FUNCTION	
Septic System Function	Functional at the time of the assessment.



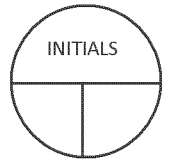
If you should have any questions, please do not hesitate to contact me.

Sincerely,



Jim Morrissey
Account Manager

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Stone Moisture Assessment

BGRS
150 Harvester Drive Suite 201
Burr Ridge, IL 60527

06/08/2023
Client File # 8600690
FICS File # 3051285

Inspection Address

2053 Montgomery Drive
Franklinton, NC 27525

In accordance with your request a Stone Moisture Assessment was conducted on **06/08/2023** at the above captioned property. The following is a summary of the inspector's findings.

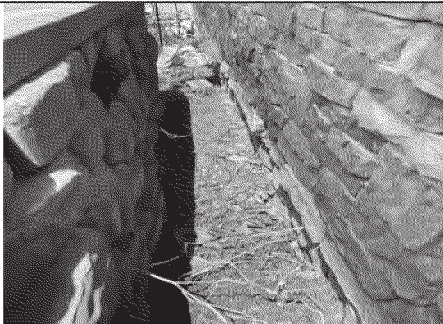
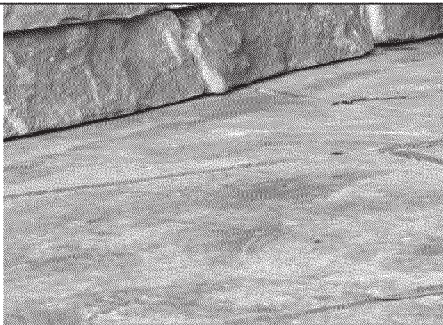
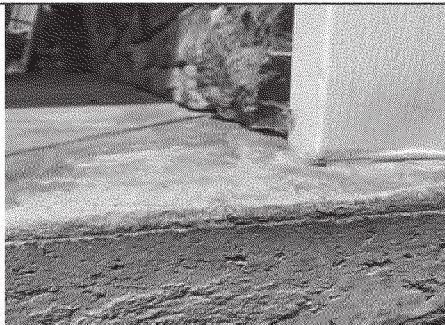
Weather Conditions	Overcast
Temperature	78
Age of Home	13 Years
Age of System	13 Years
Name of Installer	Unknown
Name of Builder	Unknown
Type of Windows	Vinyl hung
Type of Substrate	Wood
Type of Stucco/Stone	MSV

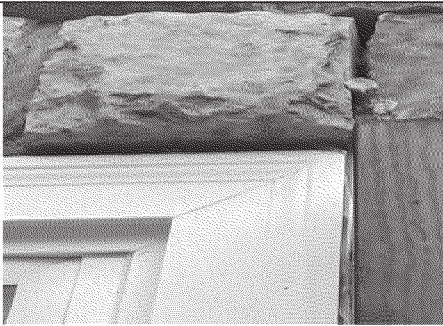
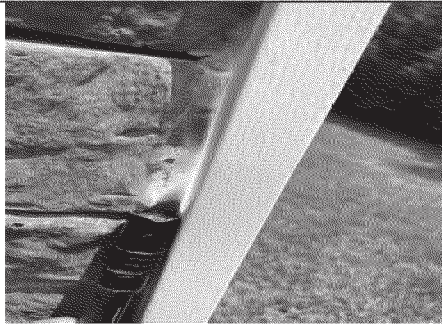
MOISTURE SURVEY READINGS

The inspection has determined that deficiencies exist in the stucco/stone installation and moisture readings are less than 20%. This level of moisture indicates a low potential for structural damage. **REPAIRS TO CORRECT THE INSTALLATION DEFICIENCIES ARE NECESSARY.**

EVALUATION OF STUCCO/STONE

Does the stucco/stone terminate above grade?	The base of the stucco/stone system has been terminated in direct contact with the grading. The stucco/stone system is typically required to be terminated at least four inches above these type surfaces.
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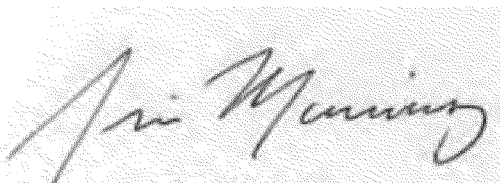
Corrective Action		Contractor to provide proper clearance between the stucco/stone and grade.	
 MSV contact with grade			
Are all terminations properly back-wrapped?		Acceptable	
Does the stucco terminate above hardscape?		The base of the stucco/stone has been terminated in direct contact the hardscapes. The system is typically required to be terminated at least two inches above these type surfaces.	
Corrective Action		Contractor to provide proper clearance between the stucco/stone and hardscape surface.	
 MSV contact with the hardscapes		 MSV contact with the hardscapes	
Is a weep screed present?		Acceptable	
Are there any areas with cracking or surface damage?		Acceptable	
Are sealant joints present at windows and doors?		Sealant-Expansion joints have not been properly installed at the windows. Sealant joints are required at the intersection of the stucco/stone and all dissimilar construction materials and must be of a standard design method. The function of this joint is to provide a weather-seal and to accommodate movement between the two materials.	

Corrective Action		Contractor to install properly designed sealant joints utilizing compatible caulk-sealant at all exterior penetrations.	
			
Sealants cracked	Sealants cracked		
Are sealant joints present at all intersections of stucco/stone and dissimilar materials (ie windows, doors, trim, fixtures)?		Sealant-expansion joints have not been properly installed at the stone to trims. Sealant joints are required around all breaches made through the stucco/stone. The function of this joint is to provide a weather-seal and to accommodate movement between the two materials.	
Corrective Action		Contractor to install properly designed sealant joints utilizing compatible caulk-sealant at all exterior penetrations.	
			
Lack of sealant at trims			
Does the stucco/stone terminate two inches above the roofing?		Not Applicable	
Are kick-out diverter flashings properly installed?		Not Applicable	
Are downspouts properly installed?		Not Applicable	
Are window and door flashings installed properly?		Diverter / head flashing is missing at the windows. The lack of or improper installation of diverter flashing allows water to drain directly into the stucco/stone at this vulnerable area	

	where dissimilar materials intersect.
Corrective Action	Contractor to install properly designed flashing at all stucco/stone horizontal joints or apply sealant for proper drainage of surface water run-off.
 Overview	 Lack of head flashings
Is chimney flashing installed properly?	Not Applicable
Are all exterior fixtures and utility penetrations properly installed and sealed?	Not Applicable
Are all decks properly installed and flashed?	Not Applicable
Are all trim elements properly sloped?	Acceptable

If you should have any questions, please do not hesitate to contact me.

Sincerely,

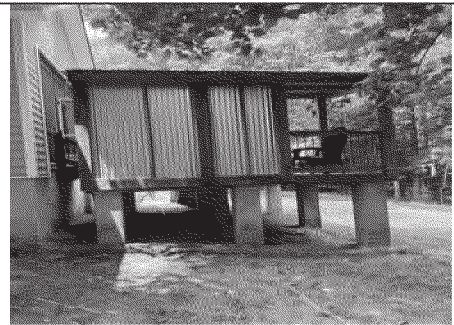
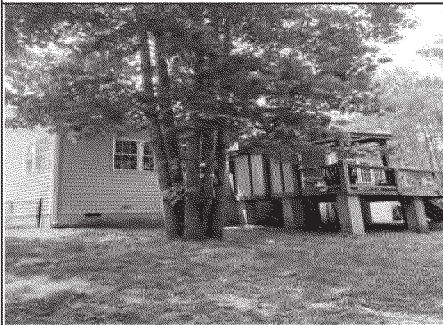
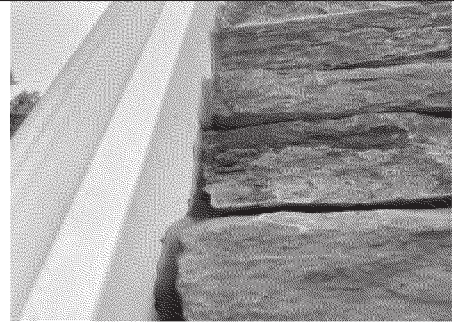


Jim Morrissey
Account Manager

ADDITIONAL PHOTOS



Overviews



Well Flow, Coliform Bacteria & Nitrates Test

BGRS
150 Harvester Drive Suite 201
Burr Ridge, IL 60527

05/23/2023
Client File # 8600690
FICS File # 3051285

Inspection Address

2053 Montgomery Drive
Franklinton, NC 27525

In accordance with your request a Well Flow, Coliform Bacteria & Nitrates Test was conducted on **05/18/2023** at the above captioned property. The following is a summary of the inspector's findings.

WELL INFORMATION	
Type of Well Pump	Submersible
Control Switches	Acceptable
Pressure Tank	Acceptable
Pump/Well Equipment	Acceptable
Are there any visual signs of leakage or defects?	No
Water Purification Systems Installed	Sediment Filter, Pre-Tank
Estimated Flow (GPM) after 30 Minutes	5.0 GPM The ERC guideline is 3.0 Gallons/Minute. The flow rate is <u>ACCEPTABLE</u> .
Lab Performing Analysis	Specialty Testing
Date Water Was Sampled	05/18/2023

LAB RESULTS

Results of Coliform Bacteria Test

Fail

The bacteriological findings are considered to be UNSATISFACTORY and indicate that the water is NOT BACTERIOLOGICALLY SAFE. All testing is done in accordance with E.P.A. methodology. The analytical results are attached for your reference.

Please see attached disinfecting procedures.

Please note: Water storage facilities such as a cistern, mechanical equipment, inaccessible components, and well capacity are outside the scope of this evaluation. Information beyond this basic screening can be obtained through a full system inspection by a specialist.

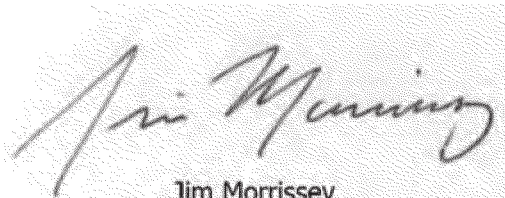
Results of Nitrates Test

Pass

The Nitrates and Nitrite results are ACCEPTABLE. The standard is 10.0 mg/L or below.

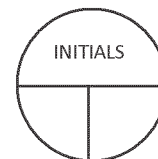
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Sincerely,



Jim Morrissey
Account Manager

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Well Water Test Report
Specialty LLC, NC DPH/EPA Lab ID 37909
 336.510.7333
SpecialtyTesting.com

Report ID: 12905192300280
Report Date: 5/22/2023
Client or Representative: Expert Home Inspection
Location Address: 2053 Montgomery Dr. Franklinton, NC 27525
Sample Collected by: Collected and delivered by independent home inspector
Sample Analysis by: JET, GAP
Sample Results:

FAILURES REPORTED; not all performed tests PASSED EPA and local requirements.	
FAILURES REPORTED; not a passing test result.	
Coliform Presence/Absence: Test was POSITIVE for Coliforms (PRESENT / > 1 CFU/100 mL) - FAIL	
E. coli Presence/Absence: Test was NEGATIVE for E. coli (Not present / <1 CFU/100 mL) - PASS	
Selected analyte reported levels:	
Nitrate levels reported below 10 mg/L (10ppm) - PASS	

<https://files.nc.gov/ncdeq/Water%20Quality/Aquifer%20Protection/GPU/Well%20Disinfection%20Foldout%2012-2009.pdf>

Testing performed by Specialty LLC, NC EPA Laboratory ID Number 37909, Microbiology and Inorganic Chemistry Certifications.

This is a true and certified copy of an original report kept by Specialty Testing.

All legal agreements and terms of this report and its use are available at SpecialtyTesting.com

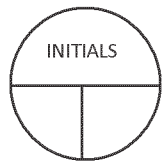
 Authorized Laboratory Personnel

5/22/2023

 Date

Thank you for using Specialty Testing

For further testing, or to refer someone else to us, please visit www.SpecialtyTesting.com.



DISINFECTION OF WELLS

The disinfection procedure described below is only a temporary measure. It should not be considered as a permanent solution for water supplies that are continually exposed to contamination from improper and substandard construction and/or improper location. Any water supplies with substandard construction should be repaired and upgraded to proper standards prior to utilizing disinfection procedure.

Disinfection of ground water supplies should **always be** performed when any of the following conditions occur:

1. Upon final development of a new well supply.
2. When repairing or upgrading of the well, pumping equipment or distribution system lines is completed.
3. If the existing well has been temporarily flooded or subjected to other possible contamination.
4. Upon receipt of a laboratory report indicating coliform bacteria contamination is present in the water supply.

NOTE: For items #3 and 4, well construction should be investigated first and upgraded if necessary prior to disinfection.

MATERIALS NEEDED TO ACCOMPLISH DISINFECTION

A two gallon bucket and a length of garden hose long enough to reach from a hose bib faucet to the well casing and the quantity of chlorine liberating compound listed below in the "disinfection procedure".

Chlorine liberating compounds are sold at grocery, hardware and swimming pool supply stores under various names. A partial list of representative compounds and the approximate percent available chlorine contained in each are as follows:

Liquid form

Sodium hypochlorite (household bleach)

1. Generally has 5.25% available Chlorine
2. Generic brand may contain less available Chlorine

Granular form

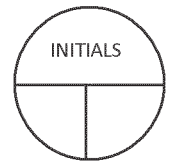
Calcium hypochlorite – 65%

1. HTH
2. Perchloron

"Industrial Sodium" hypochlorite

1. Generally sold in five gallon carboys or containers available at swimming pool supply houses – 10 % to 15%

NOTE: Always check the container label for correct percentage of available chlorine contained in the specific product and correct dosages accordingly.



DISINFECTION PROCEDURE

1. Remove any covering over the well casing. This will permit access to the water source.
2. If the liquid form of chlorine compound is used (approx. 5.25% available chlorine), mix a total of about two quarts with four buckets of water. If the granular form of chlorine is used (approx. 65% available chlorine), mix a total of 10 tablespoons (approx. 5 ounces) with four buckets of water. The process of mixing the chlorine with four buckets of water is necessary for the following reasons:
 - a. To disperse the disinfectant as evenly as possible throughout the water supply.
 - b. To prevent a concentrated solution of chlorine from corroding the pump and other metal parts.
 - c. To add sufficient weight so the disinfectant is forced into the surrounding water bearing formation and aquifer.
3. The amounts of chlorine listed under Item #2 will disinfect approximately 100 to 150 feet of water in a six inch diameter cased well.
4. A garden hose should be connected to a faucet (preferably an outside faucet) with an adjustable nozzle attached to the end of the hose. The chlorine compounds, buckets, a stirring device and the hose end should be at the well location.
5. Mix the proper amount of chlorine compound in the bucket of water and pour the solution into the well. This procedure should be done in a circular motion as to wash down the inside of the casing with the chlorine solution. Repeat with the remaining buckets of water.
6. Turn the hose on and adjust the nozzle so it will create a spray against the inside of the casing. When the odor of chlorine is detected in the water coming from the hose nozzle, lower the hose slowly down the well casing as far as possible. Wash down the casing several times with chlorinated water by raising and lowering the hose. It may be difficult to distinguish the odor of chlorine at the nozzle, therefore, you may wish to turn on a kitchen faucet and have someone smell for the odor of chlorine.
7. The chlorinated water must be drawn to all fixtures by opening the fixture valve and operating the pump until the smell of chlorine is evident at each fixture. This includes both hot and cold water faucets. When the chlorine smell is detected, close all fixture valves. This will insure that all piping will be properly disinfected.
8. Allow the chlorine solution to remain in the entire water supply at least eight hours and preferably overnight. After disinfection, pump the well thoroughly by opening some fixture valves until the odor of chlorine can no longer be detected in the water being discharged.
9. A water sample for bacteriological analysis should be collected approximately five to seven days after disinfection to be certain the water has no continuing contamination and is safe to drink. Sampling must be conducted after several days since samples collected immediately after disinfection may not be representative of the water normally used.
10. If the water supply continues to show contamination after disinfection and sampling, well construction and location should be re-evaluated. The local Department of Health Office can provide assistance and / or permit approval for necessary repairs.

Mold Swab Sample

BGRS
150 Harvester Drive Suite 201
Burr Ridge, IL 60527

06/16/2023
Client File # 8600690
FICS File # 3051285

Inspection Address

2053 Montgomery Drive
Franklinton, NC 27525

In accordance with your request a Mold Swab Sample was conducted on 06/13/2023 at the above captioned property. The purpose of the fungal swab sampling was to confirm the presence of suspect visible mold on the listed areas only. The sampling locations are based upon a past general home inspection, other disclosure document, and / or are specified by the client. Swab sample results are limited to the specific areas sampled. There may be other mold impacted areas not previously reported or disclosed. The following is a summary of the attached laboratory analysis.

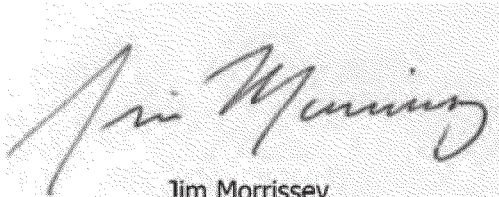
INSPECTION FINDINGS	
Swab Sample #1	High counts of Penicillium/Talaromyces, Low counts of Cladosporium were identified in the first sample collected from the crawlspace.
Swab Sample #2	High counts of Aspergillus/Penicillium, Cladosporium, Rare counts of Curvularia were identified in the second sample collected from the crawlspace.
Corrective Action	Based on the provided photo documentation, inspection reports, and the swab sampling laboratory results, the affected areas of the crawlspace show fungal growth. The area of fungal growth appears to be due to moisture. Note: Mold conditions can quickly change within a 24 hour period. Engage a licensed, professional contractor to confirm the estimated size of growth, evaluate and repair both mold and moisture conditions, as necessary. After correction, a 3rd party clearance inspection should be performed. Post clearance, consideration should be given to treating the affected areas with an anti-moisture/anti-microbial sealant.



Proper future maintenance of the home will require timely management of any/all moisture conditions that can lead to mold colonization. No warranty is expressed or implied with respect to latent deficiencies or future conditions of the home.

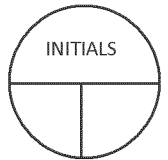
If you should have any questions, please do not hesitate to contact me.

Sincerely,



Jim Morrissey
Account Manager

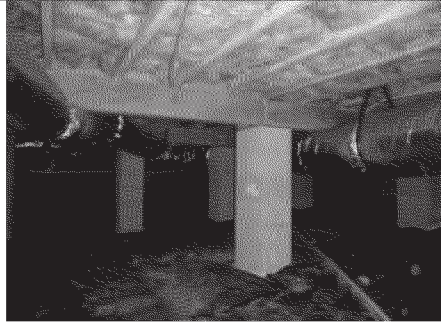
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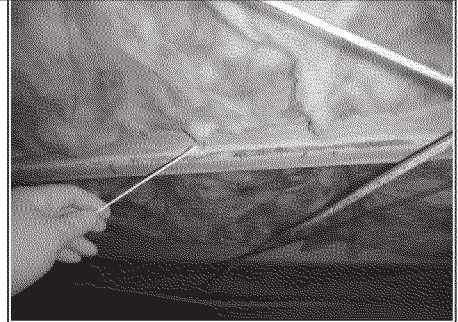
ADDITIONAL PHOTOS



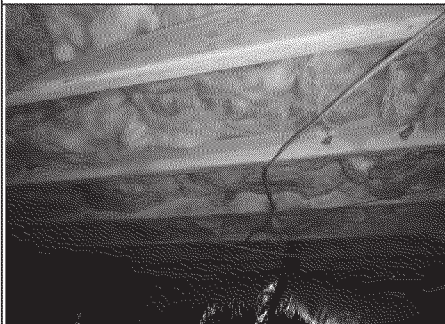
Front Of House



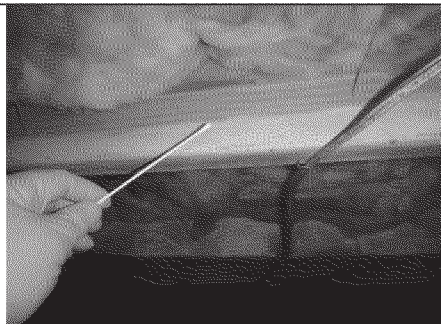
Affected Area At Middle Rear Of Crawl Space



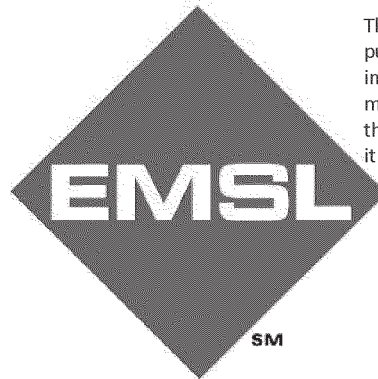
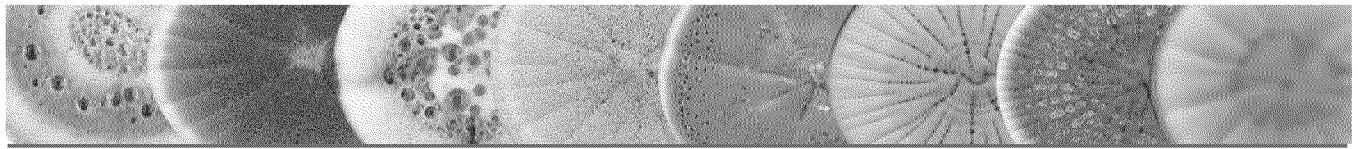
Swab Sampling 2



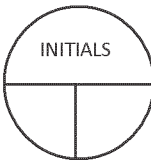
Affected Area



Swab Sampling 1



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EXPANDED FUNGAL REPORT TM

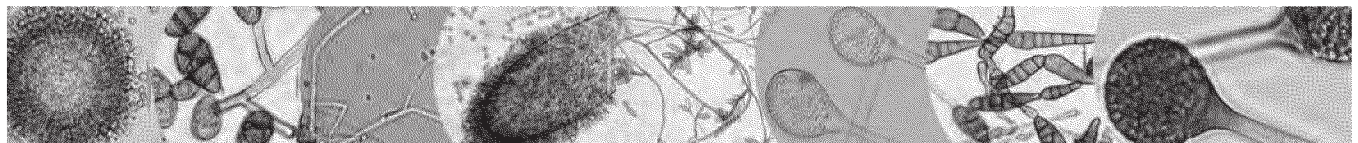
Prepared Exclusively For

Fidelity Inspection & Consulting Svcs.
Doylestown Commerce Center
2003 South Easton Road, Suite 103
Doylestown, PA 18901
Phone:215-734-1300

Report Date: 6/15/2023
Project: 2053 Montgomery Drive Franklinton, NC 27525
EMSL Order: 372308969

AIHA LAP, LLC.

AIHA LAP, LLC EMLAP #100194



This report has been prepared by EMSL Analytical, Inc. at the request of and for the exclusive use of the client named in this report. Completely read the important terms, conditions, and limitations that apply to this report.

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EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

Phone: (800) 220-3675

Fax: (856) 786-0262

Web: <http://www.EMSL.com>

Email: cinnmicrolab@emsl.com

Attn: Results
Fidelity Inspection & Consulting Svcs.
Doylestown Commerce Center
2003 South Easton Road, Suite 103
Doylestown, PA 18901

EMSL Order: 372308969
Customer ID: INSP63
Collected: 6/13/2023
Received: 6/14/2023
Analyzed: 6/15/2023

Proj: 2053 Montgomery Drive Franklinton, NC 27525

1. Description of Analysis

Analytical Laboratory

EMSL Analytical, Inc. (EMSL) is a nationwide, full service, analytical testing laboratory network providing Asbestos, Mold, Indoor Air Quality, Microbiological, Environmental, Chemical, Forensic, Materials, Industrial Hygiene and Mechanical Testing services since 1981. Ranked as the premier independently owned environmental testing laboratory in the nation, EMSL puts analytical quality as its top priority. This quality is recognized by many well-respected federal, state and private accrediting agencies, and assured by our high quality personnel, including many Ph.D. microbiologists and mycologists.

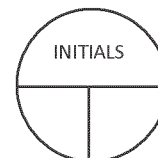
EMSL is an independent laboratory that performed the analysis of these samples. EMSL did not conduct the sampling or site investigation for this report. The samples referenced herein were analyzed under strict quality control procedures using state-of-the-art microbiological methods. The analytical methods used and the data presented are scientifically and legally defensible.

The laboratory data is provided in compliance with ISO-IEC 17025 guidelines for the particular test(s) requested, including any associated limitations for the methods employed. These data are intended for use by professionals having knowledge of the testing methods necessary to interpret them accurately.

2. Analytical Results

See attached data reports and charts.

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Surface Contamination ASSESSMENT Report

™ Swab Samples Based on Direct Microscopic Analysis MICRO-SOP-200

Sample Information	Sample Location	Surface Contamination Rating (Referenced in IICRC S520)	Recommended Remedial Action (Referenced in IICRC S520)
Lab Sample #: 372308969-0001 Client Sample ID: Sample 1	Crawl Space	Condition 3: Actual fungal growth	 Remediate to a Condition 1 status
Lab Sample #: 372308969-0002 Client Sample ID: Sample 2	Crawl Space	Condition 3: Actual fungal growth	 Remediate to a Condition 1 status

Definitions (from IICRC S520 Standard)



Condition 1 (normal fungal ecology): an indoor environment that may have settled spores, fragments, or traces of actual growth.



Condition 2 (settled spores): an indoor environment which is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area, and which may have traces of actual growth.

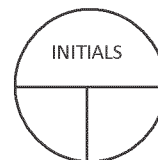


Condition 3 (actual growth): an indoor environment contaminated with the presence of actual mold growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

Data provided in this report are intended to facilitate the assessment process performed by an Indoor Environmental Professional (IEP). The IEP is responsible for final data interpretation and remediation conclusions based on their assessment which may include information on the building history, an inspection, sampling, and laboratory data. Post-remediation verification testing recommended after any remediation.

Vincent Iuzzolino, M.S., Laboratory Director
or Other Approved Signatory

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EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA LAP, LLC-EMLAP Accredited #100194

Initial report from: 06/15/2023 09:18:56

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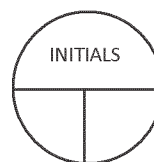
EMSL Order: 372308969
Customer ID: INSP63
Collected: 6/13/2023
Received: 6/14/2023
Analyzed: 6/15/2023

Proj: 2053 Montgomery Drive Franklinton, NC 27525

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Swab Samples (EMSL Method MICRO-SOP-200)

Lab Sample Number: Client Sample ID: Sample Location:	372308969-0001 Sample 1 Crawl Space	372308969-0002 Sample 2 Crawl Space			
Spore Types	Category	Category			
Alternaria (Ulocladium)	-	-			
Ascospores	-	-			
Aspergillus/Penicillium	-	High			
Basidiospores	-	-			
Bipolaris++	-	-			
Chaetomium++	-	-			
Cladosporium	*Low*	*High*			
Curvularia	-	Rare			
Epicoccum	-	-			
Fusarium++	-	-			
Ganoderma	-	-			
Myxomycetes++	-	-			
Pithomyces++	-	-			
Rust	-	-			
Scopulariopsis/Microascus	-	-			
Stachybotrys/Memnoniella	-	-			
Unidentifiable Spores	-	-			
Zygomycetes	-	-			
Penicillium/Talaromyces	*High*	-			
Hyphal Fragment	-	Rare			
Insect Fragment	Rare	Rare			
Pollen	-	Rare			
Fibrous Particulate	Low	Low			

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Category: Count/per area analyzed

Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

High background particulate: A high level of background particulate can obscure fungal matter and lead to underestimation or failure to detect

++ = Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

* = Sample contains fruiting structures and/or hyphae associated with the spores.

- = Not detected.

Vincent Iuzzolino, M.S., Laboratory Director
or Other Approved Signatory

No discernable field blank was submitted with this group of samples.

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.
Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA LAP, LLC-EMLAP Accredited #100194

Initial report from: 06/15/2023 09:18:56

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3. Understanding the Results

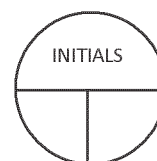
EMSL Analytical, Inc. is an independent laboratory, providing unbiased and scientifically valid results. These data represent only a portion of an overall IAQ investigation. Visual information and environmental conditions measured during the site assessment (humidity, moisture readings, etc.) are crucial to any final interpretation of the results. Many factors impact the final results; therefore, result interpretation should only be conducted by qualified individuals. The American Conference of Governmental Industrial Hygienists (ACGIH) has published a good reference book covering sampling and data interpretation. It is entitled, Bioaerosols: Assessment and Control, 1999.

Fungal spores are found everywhere. Whether or not symptoms develop in people exposed to fungi depends on the nature of the fungal material (e.g., allergenic, toxic, or infectious), the exposure level, and the susceptibility of exposed persons. Susceptibility varies with the genetic predisposition (e.g., allergic reactions do not always occur in all individuals), age, pre-existing medical conditions (e.g., diabetes, cancer, or chronic lung conditions), use of immunosuppressive drugs, and concurrent exposures. These reasons make it difficult to identify dose/response relationships that are required to establish "safe" or "unsafe" levels (i.e., permissible exposure limits).

It is generally accepted in the industry that indoor fungal growth is undesirable and inappropriate, necessitating removal or other appropriate remedial actions. The New York City guidelines and EPA guidelines for mold remediation in schools and commercial buildings define the conditions warranting mold remediation. Always remember that water is the key. Preventing water damage or water condensation will prevent mold growth.

This report is not intended to provide medical advice or advice concerning the relative safety of an occupied space. Always consult an occupational or environmental health physician who has experience addressing indoor air contaminants if you have any questions.

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Customer ID: INSP63
Collected: 6/13/2023
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Analyzed: 6/15/2023

Proj: 2053 Montgomery Drive Franklinton, NC 27525

4. Glossary of Fungi

ASPERGILLUS/PENICILLIUM

Natural Habitat	Plant debris · Seed · Cereal crops
Suitable Substrates in the Indoor Environment	Grows on a wide range of substrates indoors · Prevalent in water damaged buildings · Foods (blue mold on cereals, fruits, vegetables, dried foods) · House dust · Fabrics · Leather · Wallpaper · Wallpaper glue
Water Activity	Aw=0.75-0.94
Mode of Dissemination	Wind · Insects
Allergic Potential	Type I (hay fever, asthma) · Type III (hypersensitivity)
Potential or Opportunistic Pathogens	Possible depending on the species.
Industrial Uses	Many depending on the species
Potential Toxins Produced	Possible depending on the species.
Other Comments	Spores of Aspergillus and Penicillium (including others such as Acremonium, Talaromyces, and Paecilomyces) are small and spherical with few distinguishing characteristics. They cannot be differentiated or speciated by non-viable impaction sampling methods. Some species with very small spores may be undercounted in samples with high background debris.

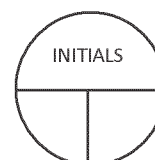
CLADOSPORIUM

Natural Habitat	Dead plant matter. Straw. Soil. Woody plants
Suitable Substrates in the Indoor Environment	Fiberglass duct liner. Paint. Textiles. Found in high concentration in water-damaged building materials.
Water Activity	Aw 0.84-0.88
Mode of Dissemination	Air
Allergic Potential	Type I (asthma and hay fever).
Potential or Opportunistic Pathogens	Edema. keratitis. onychomycosis. pulmonary infections. Sinusitis.
Industrial Uses	Produces 10 antigens.
Potential Toxins Produced	Cladosporin and Emodin.

CURVULARIA

Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.
Suitable Substrates in the Indoor Environment	Paper, wood products
Free moisture required for mold growth	Unknown
Mode of Dissemination	Wind
Allergic Potential	Hay fever, asthma, allergic fungal sinusitis
Potential or Opportunistic Pathogens	In immunocompromised patients can cause cerebral abscess, endocarditis, mycetoma, ocular keratitis, onychomycosis, and pneumonia.

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Email: cinnmicrolab@emsl.com

Attn: Results
Fidelity Inspection & Consulting Svcs.
Doylestown Commerce Center
2003 South Easton Road, Suite 103
Doylestown, PA 18901

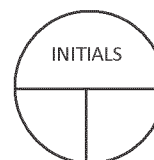
EMSL Order: 372308969
Customer ID: INSP63
Collected: 6/13/2023
Received: 6/14/2023
Analyzed: 6/15/2023

Proj: 2053 Montgomery Drive Franklinton, NC 27525

PENICILLIUM/TALAROMYCES

Natural Habitat	Soil, Seed, Cereal crops,
Suitable Substrates in the Indoor Environment	Foods (blue mold on cereals, fruits, vegetables, dried foods). House dust. Fabrics. Leather. Wallpaper. Wallpaper glue.
Water Activity	Aw=0.78-0.86.
Mode of Dissemination	Wind, Insects.
Allergic Potential	Type I (hay fever, asthma). Type III (hypersensitivity).
Potential or Opportunistic Pathogens	Penicilliosis.
Industrial Uses	P. chrysogenum for the antibiotic penicillin P. griseofulvum for the antibiotic griseofulvin a. P. roquefortii for Roquefort cheese. P. camemberti for Camembert cheese, Brie, Gorgonzola, and Danish Blue cheese are also the products of Penicillium. Used to cure ham and salami. Production of organic acids such as fumaric, oxalic, gluconic, and gallic.
Potential Toxins Produced	Janthitrems, Mycophenolic acid, Paxilline, Penitrem A, Penicillic acid, Ochratoxins ·Roquefortine C, Secalonic acid D, Verruculogen, Verrucosidin, Viomellein, Viridicatumtoxin. Xanthomegnin
Other Comments	Penicillium is one of the most common genera of fungi. Some species of Penicillium have been changed to the Talaromyces genus.
Reference	Alexopoulos, C.J., Mims, C.W., Blackwell, M. 1996. John Wiley and Sons.

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Analyzed: 6/15/2023

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5. References and Informational Links

Books

- Bioaerosols: Assessment and Control. Janet Macher, Ed., American Conference of Governmental Industrial Hygienists, Cincinnati, OH 1999.
- Exposure Guidelines for Residential Indoor Air Quality. Environmental Health Directorate, Health Protection Branch, Health Canada, Ottawa, Ontario, 1989.
- Fungal Contamination in Public Buildings: Health Effects and Investigation Methods. Health Canada, Ottawa, Ontario, 2004.
- IICRC: S500 Standard and Reference Guide for Professional Water Damage Restoration. 3rd Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2006
- IICRC: S520 Standard and Reference Guide for Professional Mold Remediation. 1st Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2004
- Field Guide for the Determination of Biological Contaminants in Environmental Samples. 2nd Edition, American Industrial Hygiene Association, 2005.

Consumer Links

Read the full text of AIHA's "The Facts About Mold" consumer brochure.

<http://www.aiha.org/get-involved/VolunteerGroups/Documents/Biosafety/VG-FactsAbout%20MoldDecember2011.pdf>

The Occupational Safety and Health Administration (OSHA)

<http://www.osha.gov/SLTC/molds/index.html>

CDC Mold Facts

<http://www.cdc.gov/mold/faqs.htm>

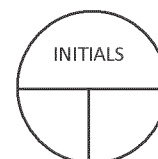
CDC Stachybotrys - Questions and answers on Stachybotrys chartarum and other molds

<http://www.cdc.gov/mold/stachy.htm>

IOM, NAS: Clearing the Air: Asthma and Indoor Air Exposures

<https://www.epa.gov/indoor-air-quality-iaq/should-you-have-air-ducts-your-home-cleaned>

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National Library of Medicine-Mold website
<http://www.nlm.nih.gov/medlineplus/molds.html>

California Department of Health Services (CADOHS)
<https://www.cdph.ca.gov/Programs/CCDCPHP/DEODC/EHLB/IAQ/Pages/Mold.aspx>

Minnesota Department of Health
<http://www.health.state.mn.us/divs/eh/indoorair/mold/index.html>

New York City Department of Health and Mental Hygiene
<https://www1.nyc.gov/site/doh/health/health-topics/mold.page>

H.R.: The United States Toxic Mold Safety and Protection Act

EPA

"Should You Have the Air Ducts in Your Home Cleaned?"
<<http://www.epa.gov/iaq/pubs/airduct.html>>

General information about molds and actions that can be taken to clean up or prevent a mold problem.
<<http://www.epa.gov/asthma/molds.html>>

"A Brief Guide to Mold, Moisture, and Your Home" - Includes basic information on mold, cleanup guidelines, and moisture and mold prevention
<http://www.epa.gov/mold/moldguide.html>

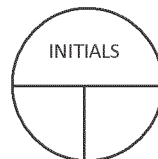
"Mold Remediation in Schools and Commercial Buildings" - Information on remediation in schools and commercial property, references for potential mold and moisture remediators.
<https://www.epa.gov/mold/mold-remediation-schools-and-commercial-buildings-guide>

FEMA

"Homes That Were Flooded May Harbor Mold Problems" - Information and tips for cleaning mold.
<http://www.fema.gov/news-release/homes-were-flooded-may-harbor-mold-problems>

"Dealing With Mold & Mildew in Your Flood Damaged Home."
http://www.fema.gov/pdf/rebuild/recover/fema_mold_brochure_english.pdf

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6. Important Terms, Conditions, and Limitations

A. Sample Retention

Samples analyzed by EMSL will be retained for 60 days after analysis date. Storage beyond this period is available for a fee with written request prior to the initial 30 day period.

Samples containing hazardous/toxic substances which require special handling will be returned to the client immediately. EMSL reserves the right to charge a sample disposal fee or return samples to the client.

B. Change Orders and Cancellation

All changes in the scope of work or turnaround time requested by the client after sample acceptance must be made in writing and confirmed in writing by EMSL. If requested changes result in a change in cost the client must accept payment responsibility. In the event work is cancelled by a client, EMSL will complete work in progress and invoice for work completed to the point of cancellation notice. EMSL is not responsible for holding times that are exceeded due to such changes.

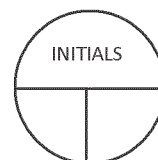
C. Warranty

EMSL warrants to its clients that all services provided hereunder shall be performed in accordance with established and recognized analytical testing procedures and with reasonable care in accordance with applicable federal, state and local laws. The foregoing express warranty is exclusive and is given in lieu of all other warranties, expressed or implied. EMSL disclaims any other warranties, express or implied, including a warranty of fitness for particular purpose and warranty of merchantability.

D. Limits of Liability

In no event shall EMSL be liable for indirect, special, consequential, or incidental damages, including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of EMSL and whether EMSL has been informed of the possibility of such damages, arising out of or in connection with EMSL's services thereunder or the delivery, use, reliance upon or interpretation of test results by client or any third party. We accept no legal responsibility for the purposes for which the client uses the test results. EMSL will not be held responsible for the improper selection of sampling devices even if we supply the device to the user. The user of the sampling device has the sole responsibility to select the proper sampler and sampling conditions to insure that a valid sample is taken for analysis. Any resampling performed will be at the sole discretion of EMSL, the cost of which shall be limited to the reasonable value of the original sample delivery group (SDG) samples. In no event shall EMSL be liable to a client or any third party, whether based upon theories

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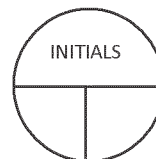
Proj: 2053 Montgomery Drive Franklinton, NC 27525

of tort, contract or any other legal or equitable theory, in excess of the amount paid to EMSL by client thereunder.

E. Indemnification

Client shall indemnify EMSL and its officers, directors and employees and hold each of them harmless for any liability, expense or cost, including reasonable attorney's fees, incurred by reason of any third party claim in connection with EMSL services, the test result data or its use by client

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Mold Swab Re-Sample

BGRS
150 Harvester Drive Suite 201
Burr Ridge, IL 60527

07/25/2023
Client File # 8600690
FICS File # 3051285

Inspection Address

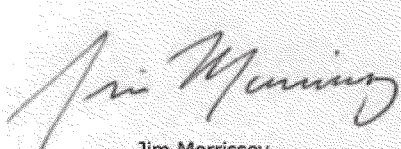
2053 Montgomery Drive
Franklinton, NC 27525

In accordance with your request a Mold Swab Re-Sample was conducted on 07/21/2023 at the above captioned property. The purpose of the fungal swab re-sampling was to confirm the presence of suspect visible mold on the listed areas only. The sampling locations are based upon a past swab sampling. Swab sample results are limited to the specific areas sampled. There may be other mold impacted areas not previously reported or disclosed. The following is a summary of the attached laboratory analysis. The following is a summary of the inspector's findings.

INSPECTION FINDINGS	
Swab Re-Sample #1	High counts of Aspergillus, Penicillium/Talaromyces were identified in the sample collected from the crawlspace rear.
Swab Re-Sample #2	High counts of Aspergillus, Penicillium/Talaromyces were identified in the sample collected from the crawlspace rear.
Corrective Action	Based on the provided photo documentation, inspection reports, the initial swab report, and the re-swab sampling laboratory results, correction/elimination of mold is still needed. The lab analysis confirms mold impact is still present. Further action/remedial measures are required.

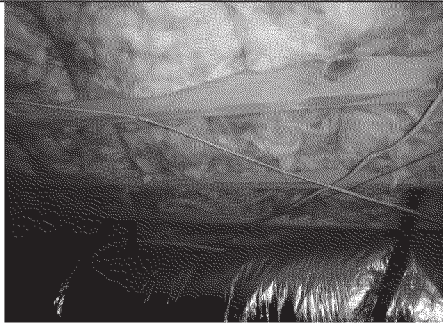
If you should have any questions, please do not hesitate to contact me.

Sincerely,

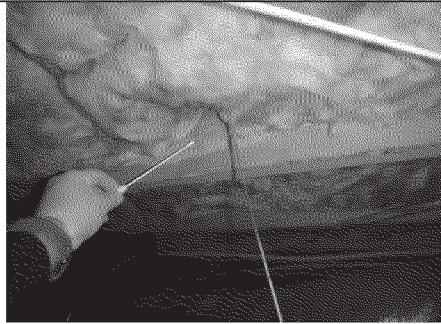


Jim Morrissey
Account Manager

ADDITIONAL PHOTOS



Sample 1



Sample 2



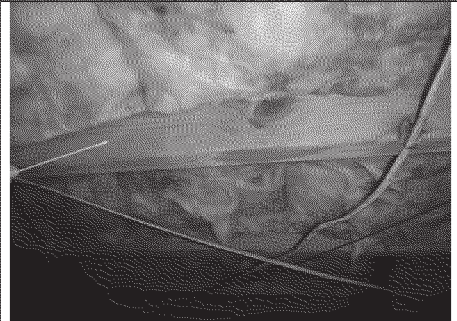
Front View of House



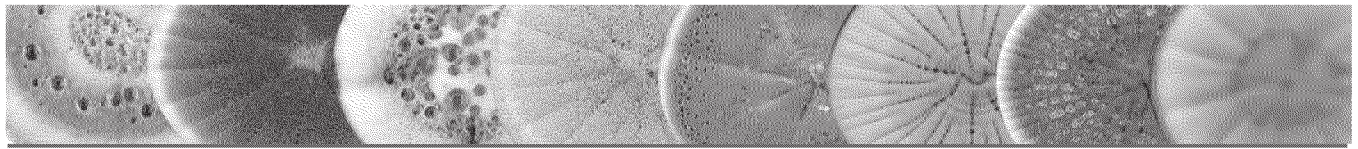
Crawl Space Entry at Rear



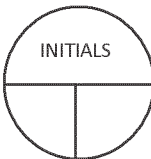
Crawl Space Interior



Sample 1



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EXPANDED FUNGAL REPORT TM

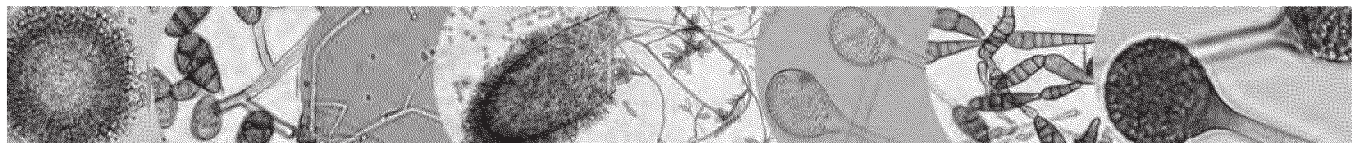
Prepared Exclusively For

Fidelity Inspection & Consulting Svcs.
Doylestown Commerce Center
2003 South Easton Road, Suite 103
Doylestown, PA 18901
Phone:215-734-1300

Report Date: 7/25/2023
Project: 2053 Montgomery Dr Franklinton, NC 27525
EMSL Order: 372311049

AIHA LAP, LLC.

AIHA LAP, LLC EMLAP #100194



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EMSL Order: 372311049
Customer ID: INSP63
Collected:
Received: 7/24/2023
Analyzed: 7/25/2023

1. Description of Analysis

Analytical Laboratory

EMSL Analytical, Inc. (EMSL) is a nationwide, full service, analytical testing laboratory network providing Asbestos, Mold, Indoor Air Quality, Microbiological, Environmental, Chemical, Forensic, Materials, Industrial Hygiene and Mechanical Testing services since 1981. Ranked as the premier independently owned environmental testing laboratory in the nation, EMSL puts analytical quality as its top priority. This quality is recognized by many well-respected federal, state and private accrediting agencies, and assured by our high quality personnel, including many Ph.D. microbiologists and mycologists.

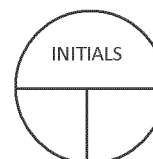
EMSL is an independent laboratory that performed the analysis of these samples. EMSL did not conduct the sampling or site investigation for this report. The samples referenced herein were analyzed under strict quality control procedures using state-of-the-art microbiological methods. The analytical methods used and the data presented are scientifically and legally defensible.

The laboratory data is provided in compliance with ISO-IEC 17025 guidelines for the particular test(s) requested, including any associated limitations for the methods employed. These data are intended for use by professionals having knowledge of the testing methods necessary to interpret them accurately.

2. Analytical Results

See attached data reports and charts.

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Surface Contamination ASSESSMENT Report

™ Swab Samples Based on Direct Microscopic Analysis MICRO-SOP-200

Sample Information	Sample Location	Surface Contamination Rating (Referenced in IICRC S520)	Recommended Remedial Action (Referenced in IICRC S520)
Lab Sample #: 372311049-0001 Client Sample ID: 1	Crawlspace Rear	Condition 3: Actual fungal growth	 Remediate to a Condition 1 status
Lab Sample #: 372311049-0002 Client Sample ID: 2	Crawlspace Rear	Condition 3: Actual fungal growth	 Remediate to a Condition 1 status

Definitions (from IICRC S520 Standard)



Condition 1 (normal fungal ecology): an indoor environment that may have settled spores, fragments, or traces of actual growth.



Condition 2 (settled spores): an indoor environment which is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area, and which may have traces of actual growth.

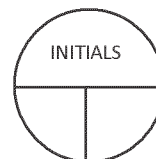


Condition 3 (actual growth): an indoor environment contaminated with the presence of actual mold growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

Data provided in this report are intended to facilitate the assessment process performed by an Indoor Environmental Professional (IEP). The IEP is responsible for final data interpretation and remediation conclusions based on their assessment which may include information on the building history, an inspection, sampling, and laboratory data. Post-remediation verification testing recommended after any remediation.

Vincent Iuzzolino, M.S., Laboratory Director
or Other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA LAP, LLC-EMLAP Accredited #100194

Initial report from: 07/25/2023 11:32:21

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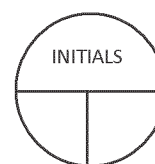
EMSL Order: 372311049
Customer ID: INSP63
Collected:
Received: 7/24/2023
Analyzed: 7/25/2023

Proj: 2053 Montgomery Dr Franklinton, NC 27525

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Swab Samples (EMSL Method MICRO-SOP-200)

Lab Sample Number: Client Sample ID: Sample Location:	372311049-0001 1 Crawlspace Rear	372311049-0002 2 Crawlspace Rear			
Spore Types	Category	Category			
Alternaria (Ulocladium)	-	-			
Ascospores	-	-			
Aspergillus/Penicillium	-	-			
Basidiospores	-	-			
Bipolaris++	-	-			
Chaetomium++	-	-			
Cladosporium	-	-			
Curvularia	-	-			
Epicoccum	-	-			
Fusarium++	-	-			
Ganoderma	-	-			
Myxomycetes++	-	-			
Pithomyces++	-	-			
Rust	-	-			
Scopulariopsis/Microascus	-	-			
Stachybotrys/Memnoniella	-	-			
Unidentifiable Spores	-	-			
Zygomycetes	-	-			
Aspergillus	*High*	*High*			
Penicillium/Talaromyces	*High*	*High*			
Hyphal Fragment	-	-			
Insect Fragment	-	-			
Pollen	-	-			
Fibrous Particulate	Rare	Rare			

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Category: Count/per area analyzed

Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

High background particulate: A high level of background particulate can obscure fungal matter and lead to underestimation or failure to detect

++ = Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

* = Sample contains fruiting structures and/or hyphae associated with the spores.

- = Not detected.

Vincent Iuzzolino, M.S., Laboratory Director
or Other Approved Signatory

No discernable field blank was submitted with this group of samples.

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA LAP, LLC-EMLAP Accredited #100194

Initial report from: 07/25/2023 11:32:21

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EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

Phone: (800) 220-3675

Fax: (856) 786-0262

Web: <http://www.EMSL.com>

Email: cinnmicrolab@emsl.com

Attn: Results
Fidelity Inspection & Consulting Svcs.
Doylestown Commerce Center
2003 South Easton Road, Suite 103
Doylestown, PA 18901
Proj: 2053 Montgomery Dr Franklinton, NC 27525

EMSL Order: 372311049
Customer ID: INSP63
Collected:
Received: 7/24/2023
Analyzed: 7/25/2023

3. Understanding the Results

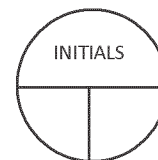
EMSL Analytical, Inc. is an independent laboratory, providing unbiased and scientifically valid results. These data represent only a portion of an overall IAQ investigation. Visual information and environmental conditions measured during the site assessment (humidity, moisture readings, etc.) are crucial to any final interpretation of the results. Many factors impact the final results; therefore, result interpretation should only be conducted by qualified individuals. The American Conference of Governmental Industrial Hygienists (ACGIH) has published a good reference book covering sampling and data interpretation. It is entitled, Bioaerosols: Assessment and Control, 1999.

Fungal spores are found everywhere. Whether or not symptoms develop in people exposed to fungi depends on the nature of the fungal material (e.g., allergenic, toxic, or infectious), the exposure level, and the susceptibility of exposed persons. Susceptibility varies with the genetic predisposition (e.g., allergic reactions do not always occur in all individuals), age, pre-existing medical conditions (e.g., diabetes, cancer, or chronic lung conditions), use of immunosuppressive drugs, and concurrent exposures. These reasons make it difficult to identify dose/response relationships that are required to establish "safe" or "unsafe" levels (i.e., permissible exposure limits).

It is generally accepted in the industry that indoor fungal growth is undesirable and inappropriate, necessitating removal or other appropriate remedial actions. The New York City guidelines and EPA guidelines for mold remediation in schools and commercial buildings define the conditions warranting mold remediation. Always remember that water is the key. Preventing water damage or water condensation will prevent mold growth.

This report is not intended to provide medical advice or advice concerning the relative safety of an occupied space. Always consult an occupational or environmental health physician who has experience addressing indoor air contaminants if you have any questions.

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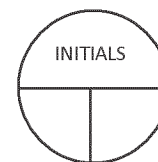
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4. Glossary of Fungi

ASPERGILLUS

Natural Habitat	Soil and Plant debris.
Suitable Substrates in the Indoor Environment	Grows on a wide range of substrates indoors. Prevalent in water damaged buildings
Water Activity	Aw=0.75-0.94
Mode of Dissemination	Wind
Allergic Potential	Allergic bronchopulmonary aspergillosis (ABPA) which is common in asthmatic and cystic fibrosis patients. Aspergillus sinusitis. Invasive aspergillosis in immunocompromised patients
Potential or Opportunistic Pathogens	Aspergilloma and chronic pulmonary aspergillosis in people with lung disease.
Industrial Uses	A. sojae is used for fermented food and beverages in Asia. A. oryzae is used in soy sauce production. A. terreus produces mevinolin which is able reduce blood cholesterol. A. niger produces enzymes used to make some breads and beers and is also used in plastic decomposition. A. niger and A. ochraceus are used in cortisone production
Potential Toxins Produced	3-Nitropropionic acid, 5-metoxystermatocystin, Aflatoxin B1, B2, Aflatoxin G1, G2, Aflatoxin M1, M2, Aflatoxin P1, Aflatoxin Q1, Aflatoxins, Aflatrem (alkaloid), Aflatrem (indole alkaloid), Aflavinin, Ascalidol, Aspergillic acid, Aspergillomarasin, Aspertoxin, Asteltoxin, Austamid, Austdiol, Austins, Austocystins, Avenaciolide, Brevianamide A, Candidulin, Citreoviridin,, Citrinin, Clavatul, Cyclopiazonic acid, Cyclopiazonic acid, Cytochalasin E, Emodin, Fumagillin, Fumigaclavine A, Fumigatin, Fumitremorgens, Fumitremorgin A, Gliotoxin, Griseofulvin, Helvolic acid, Kojic acid, Kotanin, Malformins, Naphtopyrones, Neoaspergillic acid, Nidulin, Nidulotoxin, Nigragillin, Ochratoxin A, Ochratoxin B, Ochratoxin C, Ochratoxins β , Ochratoxins α , Ochratoxins (A,B,C, α , β), Orlandin, Oryzacidin, Paspaline, Patulin, Penicillic acid, Phthioic acid, Secalonic acid A, B, D and F, Sphingofungins, Spinulosin, Sterigmatocystin, Terphenyllin, Terredional, Terreic acid, Terrein, Terretionin, Terretionin, Territrem A, Tryptoquivalines, Verruculogen, Versicolorin A, Viomellein, Viriditoxin, Xanthocillin, Xanthomegnin, β -nitropropionic acid.
Other Comments	It is the second most common opportunistic pathogen following Candida.

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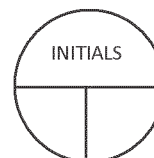
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PENICILLIUM/TALAROMYCES

Natural Habitat	Soil, Seed, Cereal crops,
Suitable Substrates in the Indoor Environment	Foods (blue mold on cereals, fruits, vegetables, dried foods). House dust. Fabrics. Leather. Wallpaper. Wallpaper glue.
Water Activity	Aw=0.78-0.86.
Mode of Dissemination	Wind, Insects.
Allergic Potential	Type I (hay fever, asthma). Type III (hypersensitivity).
Potential or Opportunistic Pathogens	Penicilliosis.
Industrial Uses	P. chrysogenum for the antibiotic penicillin P. griseofulvum for the antibiotic griseofulvin a. P. roquefortii for Roquefort cheese. P. camemberti for Camembert cheese, Brie, Gorgonzola, and Danish Blue cheese are also the products of Penicillium. Used to cure ham and salami. Production of organic acids such as fumaric, oxalic, gluconic, and gallic.
Potential Toxins Produced	Janthitrems, Mycophenolic acid, Paxilline, Penitrem A, Penicillic acid, Ochratoxins ·Roquefortine C, Secalonic acid D, Verruculogen, Verrucosidin, Viomellein, Viridicatumtoxin. Xanthomegnin
Other Comments	Penicillium is one of the most common genera of fungi. Some species of Penicillium have been changed to the Talaromyces genus.
Reference	Alexopoulos, C.J., Mims, C.W., Blackwell, M. 1996. John Wiley and Sons.

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5. References and Informational Links

Books

- Bioaerosols: Assessment and Control. Janet Macher, Ed., American Conference of Governmental Industrial Hygienists, Cincinnati, OH 1999.
- Exposure Guidelines for Residential Indoor Air Quality. Environmental Health Directorate, Health Protection Branch, Health Canada, Ottawa, Ontario, 1989.
- Fungal Contamination in Public Buildings: Health Effects and Investigation Methods. Health Canada, Ottawa, Ontario, 2004.
- IICRC: S500 Standard and Reference Guide for Professional Water Damage Restoration. 3rd Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2006
- IICRC: S520 Standard and Reference Guide for Professional Mold Remediation. 1st Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2004
- Field Guide for the Determination of Biological Contaminants in Environmental Samples. 2nd Edition, American Industrial Hygiene Association, 2005.

Consumer Links

Read the full text of AIHA's "The Facts About Mold" consumer brochure.

<http://www.aiha.org/get-involved/VolunteerGroups/Documents/Biosafety/VG-FactsAbout%20MoldDecember2011.pdf>

The Occupational Safety and Health Administration (OSHA)

<http://www.osha.gov/SLTC/molds/index.html>

CDC Mold Facts

<http://www.cdc.gov/mold/faqs.htm>

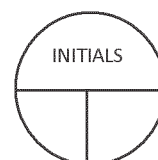
CDC Stachybotrys - Questions and answers on Stachybotrys chartarum and other molds

<http://www.cdc.gov/mold/stachy.htm>

IOM, NAS: Clearing the Air: Asthma and Indoor Air Exposures

<https://www.epa.gov/indoor-air-quality-iaq/should-you-have-air-ducts-your-home-cleaned>

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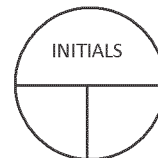
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National Library of Medicine-Mold website
<http://www.nlm.nih.gov/medlineplus/molds.html>

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California Department of Health Services (CADOHS)
<https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/Mold.aspx>

Minnesota Department of Health
<http://www.health.state.mn.us/divs/eh/indoorair/mold/index.html>

New York City Department of Health and Mental Hygiene
<https://www1.nyc.gov/site/doh/health/health-topics/mold.page>

H.R.: The United States Toxic Mold Safety and Protection Act

EPA

"Should You Have the Air Ducts in Your Home Cleaned?"
<<http://www.epa.gov/iaq/pubs/airduct.html>>

General information about molds and actions that can be taken to clean up or prevent a mold problem.
<<http://www.epa.gov/asthma/molds.html>>

"A Brief Guide to Mold, Moisture, and Your Home" - Includes basic information on mold, cleanup guidelines, and moisture and mold prevention
<http://www.epa.gov/mold/moldguide.html>

"Mold Remediation in Schools and Commercial Buildings" - Information on remediation in schools and commercial property, references for potential mold and moisture remediators.
<https://www.epa.gov/mold/mold-remediation-schools-and-commercial-buildings-guide>

FEMA

"Homes That Were Flooded May Harbor Mold Problems" - Information and tips for cleaning mold.
<http://www.fema.gov/news-release/homes-were-flooded-may-harbor-mold-problems>

"Dealing With Mold & Mildew in Your Flood Damaged Home."
http://www.fema.gov/pdf/rebuild/recover/fema_mold_brochure_english.pdf



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6. Important Terms, Conditions, and Limitations

A. Sample Retention

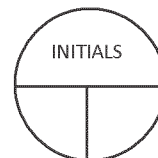
Samples analyzed by EMSL will be retained for 60 days after analysis date. Storage beyond this period is available for a fee with written request prior to the initial 30 day period.

Samples containing hazardous/toxic substances which require special handling will be returned to the client immediately. EMSL reserves the right to charge a sample disposal fee or return samples to the client.

B. Change Orders and Cancellation

All changes in the scope of work or turnaround time requested by the client after sample acceptance must be made in writing and confirmed in writing by EMSL. If requested changes result in a change in cost the client must accept payment responsibility. In the event work is cancelled by a client, EMSL will complete work in progress and invoice for work completed to the point of cancellation notice. EMSL is not responsible for holding times that are exceeded due to such changes.

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C. Warranty

EMSL warrants to its clients that all services provided hereunder shall be performed in accordance with established and recognized analytical testing procedures and with reasonable care in accordance with applicable federal, state and local laws. The foregoing express warranty is exclusive and is given in lieu of all other warranties, expressed or implied. EMSL disclaims any other warranties, express or implied, including a warranty of fitness for particular purpose and warranty of merchantability.

D. Limits of Liability

In no event shall EMSL be liable for indirect, special, consequential, or incidental damages, including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of EMSL and whether EMSL has been informed of the possibility of such damages, arising out of or in connection with EMSL's services thereunder or the delivery, use, reliance upon or interpretation of test results by client or any third party. We accept no legal responsibility for the purposes for which the client uses the test results. EMSL will not be held responsible for the improper selection of sampling devices even if we supply the device to the user. The user of the sampling device has the sole responsibility to select the proper sampler and sampling conditions to insure that a valid sample is taken for analysis. Any resampling performed will be at the sole discretion of EMSL, the cost of which shall be limited to the reasonable value of the original sample delivery group (SDG) samples. In no event shall EMSL be liable to a client or any third party, whether based upon theories

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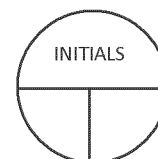
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of tort, contract or any other legal or equitable theory, in excess of the amount paid to EMSL by client thereunder.

E. Indemnification

Client shall indemnify EMSL and its officers, directors and employees and hold each of them harmless for any liability, expense or cost, including reasonable attorney's fees, incurred by reason of any third party claim in connection with EMSL services, the test result data or its use by client

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This Page is for Information Purposes Only

Buyer to Initial Each
Page of the Documents
Beyond this Page and
Sign Where Indicated

Please make sure all pages of the following have been initialed and signed where indicated then submitted with the offer package to BGRS.



**STATE OF NORTH CAROLINA
RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT**

Seller is a relocation company that has never
Occupied the property and provides the former
Occupying owner's Disclosure Summary for
Disclosure purposes only. Seller makes no
Representations or warranties regarding the
Accuracy of the information provided.

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish buyers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option, and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
2. You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
 - a. If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
 - b. If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
 - c. If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
 - d. If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the buyer a corrected Disclosure Statement or correct the problem.
3. If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the buyers; and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your responses on the Disclosure Statement.
4. You must give the completed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase your property. If you do not, the buyer can, under certain conditions, cancel any resulting contract (See "Note to Buyers" below). You should give the buyer a copy of the Disclosure Statement containing your signature and keep a copy signed by the buyer for your records.

Note to Buyer: If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of the Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

5. In the space below, type or print in ink the address of the property (sufficient to identify it) and your name. Then sign and date.

Property Address: **2053 Montgomery Dr, Franklinton, NC 27525-7022**

Owner's Name(s): _____

Owner(s) acknowledge(s) having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Cande Harvey BGRS Relocation Inc

BGRS Relocation Inc.

Date 05/28/23

Owner Signature: _____

Date _____

Buyers acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owners or owners' agents; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners' agents or subagents. Buyers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.

Buyer Signature: _____

Date _____

Buyer Signature: _____

Date _____

Property Address/Description: **2053 Montgomery Dr, Franklinton, NC 27525-7022**
Lot 10 Montgomery Place

The following questions address the characteristics and condition of the property identified above about which the owner has actual knowledge. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

	Yes	No	No Representation
1. In what year was the dwelling constructed? _____ Explain if necessary: _____			☐
2. Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them?	☐	☐	☐
3. The dwelling's exterior walls are made of what type of material? ☐ Brick Veneer ☐ Wood ☐ Stone ☐ Vinyl ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Fiber Cement ☐ Aluminum ☐ Asbestos ☐ Other _____ (Check all that apply)			☐
4. In what year was the dwelling's roof covering installed? _____ (Approximate if no records are available) Explain if necessary: _____			☐
5. Is there any leakage or other problem with the dwelling's roof?	☐	☐	☐
6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab?	☐	☐	☐
7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)?	☐	☐	☐
8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)?	☐	☐	☐
9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning?	☐	☐	☐
10. What is the dwelling's heat source? ☐ Furnace ☐ Heat Pump ☐ Baseboard ☐ Other _____ (Check all that apply) Age of system: _____			☐
11. What is the dwelling's cooling source? ☐ Central Forced Air ☐ Wall/Window Unit(s) ☐ Other _____ (Check all that apply) Age of system: _____			☐
12. What are the dwelling's fuel sources? ☐ Electricity ☐ Natural Gas ☐ Propane ☐ Oil ☐ Other _____ (Check all that apply) If the fuel source is stored in a tank, identify whether the tank is ☐ above ground or ☐ below ground, and whether the tank is ☐ leased by seller or ☐ owned by seller. (Check all that apply)			☐
13. What is the dwelling's water supply source? ☐ City/County ☐ Community System ☐ Private Well ☐ Shared Well ☐ Other _____ (Check all that apply)			☐
14. The dwelling's water pipes are made of what type of material? ☐ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene ☐ Other _____ (Check all that apply)			☐
15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)?	☐	☐	☐
16. What is the dwelling's sewage disposal system? ☐ Septic Tank ☐ Septic Tank with Pump ☐ Community System ☐ Connected to City/County System ☐ City/County System available ☐ Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) ☐ Other _____ (Check all that apply)			☐
17. If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit? If your answer is "yes," how many bedrooms are allowed? _____ ☐ No records available	☐	☐	☐
18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?	☐	☐	☐
19. Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems?	☐	☐	☐
20. Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?	☐	☐	☐

Buyer Initials and Date _____ Owner Initials and Date  05/28/23
Buyer Initials and Date _____ Owner Initials and Date **BGRS Relocation Inc.**

Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.

- | | Yes | No | No Representation |
|---|--------------------------|--------------------------|--------------------------|
| 21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired?..... | ☐ | ☐ | ☐ |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? | ☐ | ☐ | ☐ |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?..... | ☐ | ☐ | ☐ |
| 24. Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)? | ☐ | ☐ | ☐ |
| 25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) located on or which otherwise affect the property? | ☐ | ☐ | ☐ |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? | ☐ | ☐ | ☐ |
| 27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?..... | ☐ | ☐ | ☐ |
| 28. Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property?..... | ☐ | ☐ | ☐ |
| 29. Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area? | ☐ | ☐ | ☐ |
| 30. Does the property abut or adjoin any private road(s) or street(s)?..... | ☐ | ☐ | ☐ |
| 31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street?..... | ☐ | ☐ | ☐ |

If you answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets if necessary):

In lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector, or other expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.

The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling unit(s), sheds, detached garages, or other buildings located thereon.

- | | Yes | No | No Representation |
|--|--------------------------|--------------------------|--------------------------|
| 32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?..... | ☐ | ☐ | ☐ |

If you answered "yes" to the question above, please explain (attach additional sheets if necessary):

33. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If your answer is "yes", please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:

• (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address, and telephone number of the president of the owners' association or the association manager are _____

• (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address, and telephone number of the president of the owners' association or the association manager are _____

Buyer Initials and Date _____ Owner Initials and Date  05/28/23
Buyer Initials and Date _____ Owner Initials and Date **BGRS Relocation Inc.**

Seller is a relocation company that has never
Occupied the property and provides the former
Occupying owner's Disclosure Summary for
Disclosure purposes only. Seller makes no
Representations or warranties regarding the
Accuracy of the information provided.

***If you answered "Yes" to question 33 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 33 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.**

	<u>Yes</u>	<u>No</u>	<u>No Representation</u>
34. Are any fees charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If your answer is "yes," please state the amount of the fees: _____	☐	☐	☐
35. As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____	☐	☐	☐
36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits <i>involving the property or lot to be conveyed</i> ? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____	☐	☐	☐
37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits <i>involving the planned community or the association to which the property and lot are subject</i> , with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____	☐	☐	☐
38. Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply).	<u>Yes</u>	<u>No</u>	<u>No Representation</u>
Management Fees.....	☐	☐	☐
Exterior Building Maintenance of Property to be Conveyed.....	☐	☐	☐
Master Insurance.....	☐	☐	☐
Exterior Yard/Landscaping Maintenance of Lot to be Conveyed.....	☐	☐	☐
Common Areas Maintenance.....	☐	☐	☐
Trash Removal.....	☐	☐	☐
Recreational Amenity Maintenance (specify amenities covered) _____	☐	☐	☐
Pest Treatment/Extermination.....	☐	☐	☐
Street Lights.....	☐	☐	☐
Water.....	☐	☐	☐
Sewer.....	☐	☐	☐
Storm water Management/Drainage/Ponds.....	☐	☐	☐
Internet Service.....	☐	☐	☐
Cable.....	☐	☐	☐
Private Road Maintenance.....	☐	☐	☐
Parking Area Maintenance.....	☐	☐	☐
Gate and/or Security.....	☐	☐	☐
Other: (specify) _____	☐	☐	☐

Buyer Initials and Date _____ Owner Initials and Date CSH
BGRS Relocation Inc 05/28/23
Buyer Initials and Date _____ Owner Initials and Date BGRS Relocation Inc.



STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u> </u> Buyer Initials			
1. Mineral rights were severed from the property by a previous owner.	☐	☐	☐
<u> </u> Buyer Initials			
2. Seller has severed the mineral rights from the property.	☐	☐	
<u> </u> Buyer Initials			
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☐	
<u> </u> Buyer Initials			
4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☐
<u> </u> Buyer Initials			
5. Seller has severed the oil and gas rights from the property.	☐	☐	
<u> </u> Buyer Initials			
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☐	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: **2053 Montgomery Dr, Franklinton, NC 27525-7022**

Owner's Name(s):

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Carole Hawley BGRS Relocation Inc

Date 06/04/23

Owner Signature: BGRS Relocation Inc.

Date

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing, that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____

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