



BUYER AND OFFER INFORMATION

ATTACH A COPY OF THE WRITTEN AND EXECUTED PURCHASE AGREEMENT WITH ALL ADDENDA

PROPERTY INFORMATION:

Date: _____

Customer: _____ File Number: _____ List Price: \$ _____

Property Address: _____

Listing Agent: _____ Phone Number: _____

Company: _____ Fax Number: _____

Selling Agent: _____ Phone Number: _____

Company: _____ Fax Number: _____

BUYER INFORMATION:

Buyer: _____ Employer: _____ Number Of Years: _____

Co- Buyer: _____ Employer: _____ Number Of Years: _____

Reason For Move: _____

Source of Down Payment: _____ (Savings, Investments, 401K, Gift, Equity)

Previous Home Sold? _____ When? _____ Closed? _____
(With an offer contingent upon the closing of buyer's current home, provide a copy of agreement with secondary buyer and evidence of their loan approval)

MORTGAGE INFORMATION:

Mortgage Lender Name: _____ Lender Contact & Phone: _____
(Attach Pre-Qualification/Pre-Approval Letter)

OFFER DETAILS:

Offer Price: \$ _____ Offer Date: _____ Closing Date: _____ Loan Type: _____

Deposit: \$ _____ Down Payment: \$ _____ Loan \$ _____ Interest _____ %

Total Commission: _____ % Commission Split: _____ % / _____ %

SELLER CONTRIBUTIONS: (Points, Closing Costs, Home Warranties, Allowances):

Other Information for Consideration:



This Page is for Information Purposes Only

Rider To Purchase **Agreement**

**Please make sure all of the following have been completed
on the Rider to Purchase before submitting the offer
package to BGRS.**

- Buyer (s) initial the bottom of each page where indicated
- Page 1 – Buyer(s) full name to be entered into the 1st paragraph
- Page 5 – Section 9 – Closing date to be added where indicated
- Page 8 – Listing Broker/Agent & Selling Broker/Agent to sign where indicated
- Page 9 – Buyer(s) sign where indicated

COMPLETE, SIGN AND RETURN WITH PURCHASE AGREEMENT

BGRS Relocation Inc.
 Scott McElmury
 16260 N 71st St, Suite 200
 Scottsdale, AZ 85254

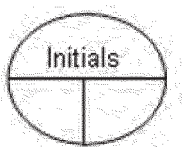
RIDER TO PURCHASE AGREEMENT

This Rider to Purchase Agreement ("Rider") is attached to and incorporated in the Purchase Agreement ("Agreement") between BGRS Relocation Inc., as "Seller" and _____ ("Buyer") with respect to the land, buildings, improvements and contents (e.g., fixtures, appliances, etc.) located at: 2053 Montgomery Dr, Franklinton, NC 27525-7022 (the "Property"). In the event of any conflict between the provisions of this Rider and the Agreement, this Rider shall control.

1. **Seller's Authority:** No agreement for the sale of the Property shall be deemed effective unless executed in writing by Seller's authorized employee. Any offer or counter-offer executed by a real estate broker or agent on behalf of Seller will not be binding unless ratified in writing by Seller.
2. **Condition of Premises:** Buyer understands that Seller is a relocation management company, has never lived in or on the Property and that Seller's knowledge of the Property is based solely on the tests, inspections, condition reports and prior occupying owner's seller disclosure statement(s) provided to Buyer. **The Property being sold and purchased is not new and is sold "as is" in its present condition with all faults (if any) subject to Section 4, below.** Buyer acknowledges that Buyer is not relying on any representations, statements, guarantees or warranties concerning the Property made by anyone, including, but not limited to: warranties of habitability, merchantability or fitness for a particular use; insurability; representations regarding the size of the buildings and improvements, lot size or boundaries; the presence or absence of toxic or hazardous substances; the presence or absence of any encroachments or unrecorded easements; special assessments of record, or the condition of the Property or any of its mechanical components including but not limited to the security system, electrical, plumbing, sprinkler system, heating, air conditioning system, and/or any appliances or other personal property (to include garage door openers/transmitters) being conveyed pursuant to the Agreement.
3. **Tests, Inspections and Disclosure Statements:** Seller has obtained the following test results or inspection reports:

<u>Type of Test/Inspection</u>	<u>Inspection Company Name</u>
ERC Property Assessment MCI	Fidelity Inspection & Consulting Services
Wood Destroying Insect Inspection	Fidelity Inspection & Consulting Services
Septic Open Tank Inspection and Pump	Fidelity Inspection & Consulting Services
Well Flow Bacteria & Nitrates	Fidelity Inspection & Consulting Services
Electrical Inspection	Fidelity Inspection & Consulting

Buyer initials:



	Services
Stucco Moisture Assessment	Fidelity Inspection & Consulting Services
Mold Swab Sample	Fidelity Inspection & Consulting Services
Mold Swab ReSample	Fidelity Inspection & Consulting Services
Repair Receipts (3) and Photos	Home Depots
[] Repair Receipt and photo	[] Lowes
[] Rapid Mold removal receipt	[]
[] Rapid Mold Removal Report	[]

Rapid Mold Removal Warranty
IMS Laboratory Mold Reswab report

Outta the Woods Creation Receipt
Water Specialist Invoice

Disclosure Statements

Homeowner's Disclosure Statement

State of North Carolina Seller Disclosure Form by former owner

State of North Carolina Seller Disclosure Form by Seller

HOA/CCR Documents

Natural Hazards Disclosure Statement (California only)

Lead Based Paint Disclosure*

Date

05/12/2023

05/18/2023

05/28/2023

NoneReceived

N/A

05/12/2023

*Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) (The Lead-Based Paint Hazard Reduction Act) and is aware of his/her responsibility to ensure compliance including providing the Buyer with a copy of the EPA pamphlet *Protect Your Family From Lead in Your Home*.

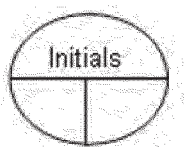
Buyer shall acknowledge receipt of test results, inspection reports, homeowners' disclosure statements, etc., (collectively, the "Disclosure Documents") by initialing each document and signing the state-prescribed seller's disclosure, if any. Buyer agrees that Buyer is not relying on the accuracy of the statements in the Disclosure Documents and may investigate the subject matter of the Disclosure Documents. Any obligation to make repairs based on the investigations or otherwise will be governed exclusively by Section 4, below.

At closing Buyer shall execute a Disclosure Acknowledgement confirming that Buyer had the opportunity to review and investigate the matters in the Disclosure Documents. Buyer's closing of the transaction described in the Agreement and this Rider constitutes Buyer's acceptance of the Property and satisfaction or waiver of matters in the Disclosure Documents.

In the event the Disclosure Documents are not available at the signing of the Agreement and this Rider, Seller agrees to provide the Buyer with such Disclosure Documents within five (5) days of Seller's receipt and to allow Buyer five (5) days to review the Disclosure Documents and provide Seller with written notice of defects in the manner described in Section 4 of this Rider.

NOTICE TO BUYER: TESTS AND INSPECTION REPORTS (IF ANY) PROVIDED TO BUYER WERE PREPARED FOR SELLER, A RELOCATION COMPANY, IN ACCORDANCE WITH THE COMPANY'S REQUIREMENTS AND REPORT THE CONDITION OF THE PROPERTY AS OF THE INSPECTION DATE. INSPECTION REPORTS PREPARED FOR SELLER ARE NOT INTENDED AS A SUBSTITUTE FOR COMPREHENSIVE INSPECTION OF THE PROPERTY BY AN

Buyer initials:



INSPECTOR OF THE BUYER'S CHOICE. STANDARD INSPECTION REPORTS CUSTOMARILY PROVIDED IN THE PROPERTY'S LOCALE MAY CONTAIN ADDITIONAL INFORMATION A BUYER SHOULD CONSIDER IN MAKING A DECISION TO BUY THE PROPERTY. MOREOVER, THESE DOCUMENTS ARE GIVEN TO BUYER FOR INFORMATIONAL PURPOSES ONLY TO SATISFY SELLER'S LEGAL DUTY OF DISCLOSURE. THEY REPRESENT THE OPINIONS OF THE INDIVIDUALS OR FIRMS WHO PREPARED THEM. SELLER MAKES NO REPRESENTATIONS AS TO THE ACCURACY OF THE INFORMATION PROVIDED AND MAKES NO AGREEMENT TO UNDERTAKE OR PERFORM ANY ACTION RECOMMENDED IN ANY OF THE REPORTS. BUYER ACKNOWLEDGES THAT BUYER IS NOT RELYING ON THE ACCURACY OF THESE DOCUMENTS.

Unless specifically noted in the Disclosure Documents, Seller has no knowledge concerning the presence of radon gas, asbestos or other toxic or hazardous substances in the Property. However, Buyer shall not interpret Seller's lack of knowledge as a representation that the Property is free of radon gas, asbestos or other toxic or hazardous substances.

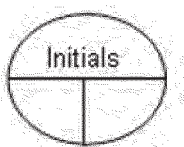
4. **Buyer's Duty to Inspect/Test:** The Property is being sold "as is"- in its present condition with all faults, if any, including those disclosed in paragraph 3 above. Unless required by law, Seller rejects all option/no risk due diligence fees/periods specified in the Agreement. Buyer has the right to inspect or to have the Property inspected by others on Buyer's behalf to determine the existence of defects, if any. All inspections shall be at Buyer's sole cost and expense. Seller recommends that Buyer secure such surveys, title inspections, professional building inspection reports, any inspections or tests necessary to determine the presence of radon gas, asbestos, lead based paint, underground storage tanks, or other toxic or hazardous substances in or about the Property, and any other tests and inspections Buyer deems appropriate to determine the condition of the Property.

Any and all inspections and tests conducted on Buyer's behalf, and any defects discovered, must be reported to Seller or Seller's agent in writing, accompanied by a complete copy of the Buyer's reports, no later than 5:00 p.m. on the seventh (7th) day after the date Seller signs the Rider except that Buyer may have up to ten (10) days to complete inspections for lead based paint and/or its hazards, unless Buyer has waived this opportunity. Buyer's failure to provide Seller with a copy of the inspection reports and reported defects within this seven (7) day period (10 for lead-based paint), shall constitute Buyer's acceptance of the condition of the Property and a waiver of all inspection contingencies, and Buyer's agreement to proceed to closing.

Seller shall have seven (7) days from the date Seller receives Buyer's written notice of any defects not previously disclosed by seller, to advise Buyer or Buyer's agent, in writing, that Seller shall proceed under one of the following options:

- a) Treat the condition and repair the defect at Seller's own cost and expense, in which event Buyer agrees to consummate the purchase transaction according to the terms of the Agreement and this Rider; (in the case of lead-based paint and/or remediation of lead-based paint hazards, Seller will provide Buyer with a certificate from a risk assessor or inspector demonstrating that the condition has been remedied before the date of closing); or
- b) Provide a closing credit to Buyer, or Buyer's designated contractor, in an amount agreed to by the Buyer and Seller which will be shown on the Closing Disclosure in lieu of making the repair(s), (subject to approval by Buyer's lender). In which event Buyer agrees to consummate the purchase transaction according to the terms of the Agreement and this Rider and to sign a release holding the

Buyer initials:



Seller from any liability or obligation, in a form acceptable to Seller, related to the condition and its repair; or

- c) Terminate the Agreement by executing a Release and refunding the Buyer's earnest money deposit. If Seller elects to terminate, Buyer shall have the right to consummate the purchase transaction taking the Property in "as is" condition with whatever defects exist; Buyer must notify Seller, in writing, of the intent to proceed within four (4) days after receipt of Seller's notice of its election to terminate. Should Seller fail to respond within seven (7) days after notification of defects by Buyer, this Agreement shall be considered null and void, with any and all obligations of the respective parties terminated and Seller will refund Buyer's earnest money deposit.

Buyer shall have the right to make a final inspection of the Property to be sure that the Property's condition has not deteriorated from the date of the Agreement and Rider (ordinary wear and tear excepted) and to submit any repair requests to Seller as a result of Buyer's final inspection two (2) business days prior to settlement/closing.

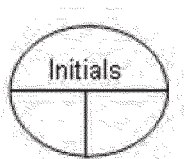
Buyer agrees to indemnify and hold harmless Seller, its officers, directors, employees, agents, contractors and tenants from all claims, damages, liabilities, and expenses arising in connection with inspections made by Buyer, its agents or contractors prior to closing.

5. **Financing:** Buyer agrees to notify Seller, in writing, in the event the designated type of financing in the Agreement changes prior to closing. Buyer further agrees to provide Seller with a copy of any written denial for financing, to include the reason for the denial, upon receipt of notification of denial.
6. **Toxic/Hazardous Substances:** Buyer assumes all risk of loss, damage or injury which may arise as a result of, or may be in any way connected with, the presence of radon gas, asbestos, mold or any other toxic, hazardous or other environmentally dangerous substance in, on or about the Property. Buyer fully and forever releases and discharges Seller, its officers, employees and agents, from any and all claims, damages, liabilities, and expenses (including attorney's fees), whether now or hereafter known, which Buyers have or may hereafter have against Seller, its officers, employees and agents. Buyer releases and indemnifies Seller, its officers, employees and agents from and against any claims, damages, liabilities, and expenses (including attorney's fees), relating to the presence of radon gas, asbestos, mold or any other toxic, hazardous or other environmentally dangerous substance in, on or about the Property, which claim is made by Buyer, Buyer's dependents or invitees. This provision shall survive delivery of the Deed and the closing.
7. **Title/Title Insurance:** In the event a title report reflects title defects, Seller shall have the option to correct the item or terminate the transaction at Seller's discretion. Seller shall have no obligation to bring any action or proceeding or otherwise incur any expense whatsoever to render title marketable or insurable. In the event the defect is one which will require in excess of thirty (30) days to correct, Seller will notify Buyer and Buyer may terminate the Agreement, receive a refund of the earnest money deposit and release Seller from further obligation under the Agreement.

Seller will not provide a policy of title insurance to Buyer at Seller's expense unless the Property is in a jurisdiction where it is customary for a seller of residential property to do so and, in that event, Seller reserves the right to select a title insurer/agent.

If the Property is located in a jurisdiction where it is customary for the buyer of residential property to purchase an owner's title policy, Buyer acknowledges that Seller through its title provider has already

Buyer initials:



ordered a preliminary title search/abstract. The Buyer is not required to continue using the services of Seller's title provider nor is Buyer required to use the services of any particular closing/settlement services provider as a condition of sale. If however, Buyer elects to have Seller's title provider continue the title process and provide other closing services, then Buyer shall receive a credit equal to the cost borne by Seller for the preliminary search, which credit will be noted on the Closing Disclosure at closing. Other than an update of the preliminary title search, Buyer shall pay for any additional title work required by Buyer or their lender, unless otherwise agreed to, in writing, by the Parties.

Title will be conveyed by a deed with limited warranties of title that is customary in the marketplace.

- 8. Tax and Other Prorations:** Except as otherwise provided herein, prorations for "Taxes" (defined as general or "ad valorem" property taxes, supplemental and special taxes, personal property taxes) will be calculated in accordance with local custom and based upon the most recent ascertainable full year tax provided as of the day of closing by the local tax collector, assessor or other applicable authority provided, however, properties located in Illinois will be prorated at a rate of 105% of the most recent available written tax bill unless otherwise agreed by Seller. Buyer assumes all obligations for Taxes (including, without limitation, reassessments) and other charges for the Property after closing. The proration for the day of closing shall be charged to Buyer. Settlement is final. **SELLER WILL MAKE NO ADJUSTMENTS OR REPRORATIONS WHATSOEVER AFTER CLOSING.** This provision shall survive delivery of the deed and the closing.

Any confirmed and levied special assessment(s), whether governmental or association based, including special service area fees, shall be prorated and paid current through closing only. No proration shall be provided for future, unconfirmed or impending special assessments or special service area fees. All prorations shall be final as of closing.

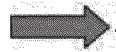
- 9. Closing:** Following the final inspection, as set forth in paragraph 6 hereinabove, all closing and repair figures must be confirmed and approved by Seller or its closing agent at least three (3) business days in advance of closing. Closing date and time must be scheduled at least five (5) days prior to closing.

The closing of the sale of the Property shall be facilitated through, the following closing agency (firm name): Ashley Law Firm P.C.

whose address is: 10700 Sikes Place, Suite 230, Charlotte, NC 28277

Telephone No.: (704)847-1300 Fax No.: (704) 847-1301

Local Closing/Settlement Contact: Mary Ashley



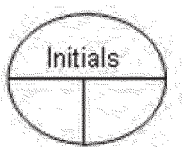
The closing shall occur on or before: _____,

The parties agree that Time is of the Essence. Seller shall not be obligated to grant any extensions without specific written agreement. Seller will not be liable for any expenses incurred by Buyer, including temporary housing payments, moving and storage fees or mortgage finance fees, as a result of any closing delays due to lender related requirements. Seller reserves the right to charge a per diem penalty calculated at contract sales price x 1.5% divided by 30, in the event the Seller deems closing delays unreasonable.

Buyer acknowledges and agrees that Seller and Seller's relocation client (i.e., the employer in a relocation transaction) are entitled to receive a complete, fully executed copy of the Closing Disclosure reflecting all monies received and disbursed in connection with this transaction.

The listing real estate agency is: Long & Foster Real Estate Inc. - Chantilly. The listing broker (or agent) is: Mike Gorman

Buyer initials:

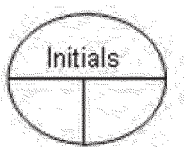


Note: Notwithstanding anything to the contrary in the Agreement, or elsewhere, the brokerage commission will be considered earned and payable only if the sale to Buyer is closed, the deed delivered to Buyer and the purchase price delivered to Seller.

Special Instructions:

10. **Possession**: Possession shall be given to the Buyer at closing and funding. Buyer may not alter the Property, store anything on/in the Property, occupy, or otherwise use the Property prior to closing.
11. **Dispute Resolution**: Notwithstanding anything contained in the Agreement to the contrary, except as may otherwise be required by state law, Seller expressly rejects all mediation, arbitration and other alternative dispute resolution procedures. Any provisions in the Agreement requiring such procedures are void and of no effect.
12. **Insurance**: At closing, Seller's will be relieved of all responsibility and liability for maintaining any insurance on the Property and Seller insurance policies will terminate immediately upon closing. Buyer is responsible for obtaining such coverage as Buyer deems appropriate.
13. **Attorney's Fees**: In the event of a dispute involving the enforcement or interpretation of the terms or provisions of the Agreement or this Rider, the prevailing party will be entitled to reasonable attorney's fees, court costs and necessary disbursements, in addition to any other relief to which the party may be entitled. This provision will survive closing.
14. **Execution of Purchase Agreement and Rider**: The parties are not bound until the Agreement and this Rider are executed and delivered to the respective party or its agent. In addition, the Buyer acknowledges that this sale is a corporate relocation transaction and that Seller's ability to transfer title is contingent upon Seller's ability to acquire contractual ownership of the Property (if the Property is a cooperative apartment, authority to transfer the cooperative apartment shares and lease) through a contract with the individual being relocated upon terms satisfactory to that individual and Seller on or before the closing date set forth above. If Seller does not acquire ownership, authority and/or obtain marketable title on or before the closing date, the Agreement may be deemed null and void at the option of either party. In that event, the earnest money or Buyer's deposit will be refunded to Buyer as Buyer's sole and exclusive remedy and Seller will be released from further liability.
15. **Assignment/Modifications**: The Agreement and this Rider may not be assigned by Buyer unless Seller gives prior written consent. Notwithstanding the foregoing, in the event the Property is a cooperative apartment, Seller may assign this Agreement and Rider if necessary in order to meet the requirements of a cooperative housing corporation for transfer of the shares and lease and closing. Any modification to the Agreement or this Rider must be made in writing and executed by both Buyer and Seller.
16. **Settlement as Final**: Buyer's (a) failure to notify Seller in writing of any defects within the time limits provided in this Rider, or (b) acceptance of the Deed at settlement shall constitute Buyer's full acceptance of the condition of the Property and an absolute and irrevocable waiver of Buyer's right to object to its condition or assert any claim related to the Property at any time in the future including, but not limited to latent defects of which Seller had no actual knowledge. This provision shall survive delivery of the Deed

Buyer initials:



and the closing.

- 17. Liquidated Damages:** It is expressly agreed that any default by Buyer in the performance of the Agreement or this Rider will, at Seller's option, immediately terminate the Agreement and the Buyer's deposit and/or earnest money will be released and surrendered to Seller as liquidated damages and not as a penalty, to defray carrying costs and lost marketing time. In the event of Seller's default, Purchaser's sole remedy shall be limited to the return of the Buyer's earnest money deposit and the Agreement shall then be deemed terminated.
- 18. Severability:** If any provision of this Rider conflicts with the applicable law of the jurisdiction where the Property is located, such conflict shall not affect other provisions of this Rider which can be given effect without the conflicting provision.
- 19. For Properties Located In LOUISIANA Only:** Buyer acknowledges and agrees that the Property is being sold in "as is" and "where is" condition, without any warranty of recourse whatsoever as to the condition of the Property, including, without limitation, any warranty as to the absence of vices or defects (whether apparent, latent, known or unknown, easily discoverable, or hidden), fitness for any ordinary use, or fitness for any intended use or particular purpose, even for the return or reduction of the purchase price or otherwise. Buyer acknowledges reliance solely on Buyer's inspection of the Property. Accordingly, Buyer waives all of Buyer's rights in connection with the condition of the Property, and Buyer hereby relieves and releases Seller from any and all liability in connection with the condition of the Property, including particularly any and all liability for any claim or cause of action for redhibition or for reduction of the purchase price or otherwise pursuant to Louisiana law. Buyer expressly waives all rights in redhibition and reduction of the purchase price or otherwise pursuant to Louisiana law. Buyer further acknowledges and agrees that Buyer has not relied on Seller's declaration. `@ptrval binary(16)select @ptrval = textptr(template_text)from letter_template where form_nbr = 6752and form_var_number = 0and language = 'C201'update text letter_template.template_text @ptrval null 0`'s skills or judgment in selecting the Property. Buyer acknowledges and understands that Louisiana redhibition law enables Buyer to hold Seller responsible for any undeclared latent defects in the Property existing on the date of the Act of Sale and to either rescind the sale or seek a reduction of the purchase price, and Buyer hereby specifically waives such rights. As used in this provision, "Act of Sale" refers to the closing of title.

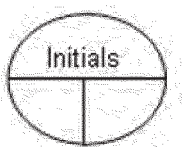
Buyer acknowledges that the foregoing waivers have been explained to Buyer and that Buyer has read and understands such waivers, has voluntarily and knowingly consented to such waivers and agrees to be bound thereby.

- 20. For Properties Located in CALIFORNIA Only:** In connection with any rights Buyer is waiving under this Rider, including but not limited to, those set forth in sections 2, 3, 4, 6 and 7 respectively, Buyer expressly waives and relinquishes all rights and benefits afforded by California Civil Code §1542, which provides as follows:

A general release does not extend to claims which the creditor does not know or suspect to exist in his/her favor at the time of executing the release, which if known by him must have materially affected his/her settlement with the debtor.

Buyer understands and acknowledges the significance of such specific waiver of Civil Code §1542. Notwithstanding Civil Code §1542 and, for the purpose of effecting a full and complete release and discharge of Seller, Buyer expressly acknowledges that this release is intended to include in its effect, without limitation, all claims, known and unknown, existing at the time of execution and that this release

Buyer initials:

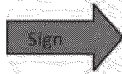
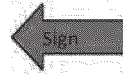


contemplates the extinguishment of any such claim or claims.

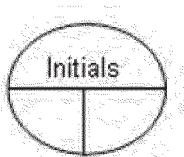
- 21. For COOPERATIVE APARTMENTS Only:** In the case of a cooperative apartment, Buyer's acknowledgement of disclaimers of any and all representations, statements, guarantees, and warranties by Seller including, but not limited to, acknowledgements set forth in section 2, above, specifically include disclaimers of any representations pertaining to the cooperative corporation, maintenance, assessments and charges. All references to property shall mean co-op shares and apartment lease(s) allocated to the Premises that is the subject of the Purchase Agreement. Seller's contractual ownership of the property shall be established as Seller's authority to transfer the co-op shares and apartment lease(s).
- 22. ELECTRONIC SIGNATURES:** The Parties agree that electronic signature, as well as transmission by fax and/or email containing a digital image of a party's signed Agreement shall be considered a valid execution of the Agreement.

23. Additional Provisions:

Seller: BGRS Relocation Inc.

				
			Buyer	Date
By: _____				
	Date		Buyer	Date
				
Listing Broker/Agent	Date		Selling Broker/Agent	Date

Buyer initials:



BGRS COVID-19 RIDER ADDENDUM

This Rider Addendum ("Addendum") amends that certain Purchase Agreement and Rider ("Agreement") dated _____, 2023, by and between BGRS Relocation Inc ("Seller") and _____ ("Buyer") (collectively "the Parties") for the property located at 2053 Montgomery Dr, Franklinton, NC 27525-7022 (the "Property") herein the "Agreement."

The Parties recognize that government actions, mandated as a result of COVID-19 may impact real estate transactions due to travel restrictions, isolation/quarantine requirements and closure of offices/businesses including government and private offices that typically fund, close and record real estate transactions. As these circumstances arise, and potentially impact the duties of the Parties under the Agreement, the Parties agree as follows:

1. Buyer(s) shall:
 - (a) instruct anyone who will be given access to the Property on Buyer's behalf in order to inspect, test, and perform any other tasks (i.e. inspectors, agent and appraisers, etc. or "Buyer's Representatives") to wash their hands or use hand sanitizing products *prior to* conducting such tests/inspections and to wear gloves or clean any surface area that they touch (i.e. doorknobs, faucets, countertops etc.) inside the Property with sanitizing cleaning products to the extent practical;
 - (b) use reasonable efforts to limit access to the Property, to those necessary to perform tasks (i.e. inspections, appraisals and walk-throughs), in order to facilitate the transaction;
 - (c) not allow any non-essential individuals to access the Property (i.e., personnel that are not essential to facilitate the transaction, such as contractors, decorators, blind or window covering contractors, painters, etc.), absent the express written approval of the Seller;
 - (d) in those geographic areas where it is customary for Buyer to choose title providers and purchase owners' title insurance, make every effort to order title, to include any municipal record searches as soon as practical following execution of the Agreement and pay for those charges accordingly; and
 - (e) refrain from entering the Property and to notify the Seller as soon as reasonably possible if they or anyone who entered the Property on their behalf (i) have tested positive for COVID-19 or (ii) have come in contact with someone infected with COVID-19 or whom they suspect may be infected with COVID-19. In all events, Buyer will make a reasonable effort to find an alternative person to come to the Property to perform the necessary tests/inspections.
2. Seller shall notify Buyer(s) as soon as reasonably possible, in the event any person residing in or coming in direct contact with the interior of the Property tests positive for COVID-19 or is required to self-quarantine due to exposure to COVID-19.
3. The Parties further agree that:
 - (a) In the event that either Party cannot close on the date set forth in the Agreement as a result of a failure to perform that is directly attributable to the impact of COVID-19, the Party shall provide immediate written notice, as well as proof of the illness/quarantine mandate, to the other Party.
 - (b) The Party providing said notice shall take such measures to effect Closing as may be available (i.e. using mobile notaries, E-notarization (if allowed), or execution of Power of attorney or other such action acceptable to the lender or title provider). In the event the Closing date must be extended, the Parties agree it will be extended to a mutually agreeable date not longer than thirty (30) days from the original Closing date.
 - (c) Any costs associated with the extension of the Agreement due to financing commitment extensions or updates to title etc., shall be borne by the party requesting said extension unless otherwise agreed to by the Parties in writing.
 - (d) In the event the Buyer's title company is unable to close the sale of the Property due to any reason

directly attributable to the impact of COVID-19, Buyer agrees to allow Seller's title company/provider, to effect closing in a timely manner and Buyer will pay any/all additional costs, if any, associated with the transition of the title and closing services on Buyer's behalf.

- (e) Notwithstanding anything to the contrary in the Agreement, in the event the sale of the Property closes but the title and recording office, or other governmental agency, is unable to record the deed and related document due to the government closure of the county recorder's office as a result of COVID-19, the Parties agree to satisfy closing agents requirements as it relates to delayed document recording and insurability.
- (f) IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE AGREEMENT THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE AGREEMENT SHALL CONTROL
- (g) This Addendum is meant to provide authorization as circumstances arise, and potentially impact the duties of the Parties under the Purchase Agreement. It is not meant to override any individual state statute or law, and in the event of any conflict between this Addendum in any individual state, Parties agree state law shall control.

The Parties herein acknowledge that they have read, understand, agree and accept the terms of this Addendum.

By and on behalf of the Buyer(s):

Buyer Signature

Buyer Signature

Buyer Name

Buyer Name

By and on behalf of the Seller

Seller Signature



This Page is for Information Purposes Only

Buyer to Initial Each
Page of The
Documents Included
in this Package

**Please make sure all pages of the following have been
initialed and are submitted with the offer package to
BGRS.**

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File #: 8600690

COMPLETE, SIGN AND RETURN TO EMAIL:
cande.harvey@bgrs.com

HOMEOWNER DISCLOSURE STATEMENT

NOTE: If this document isn't completed correctly or in its entirety, you will be asked to address any omissions or errors which may delay your relocation.

INSTRUCTIONS	
•	Answer every question on this form to the best of your knowledge and return it within five (5) working days.
•	Select "Other" and indicate "unknown" if you have no knowledge regarding the type of a specific component/system.
•	Check "NA" if a component/system does not exist.
•	Explain any "Yes" answers in comments area for each section and provide repair receipts and/or warranties as applicable.
•	Attach additional pages as necessary if more space is required for comments.
•	Attach supporting documentation as indicated in Section 12.
•	Document is initialed at bottom of each page as follows: - Customer and spouse/partner initial as Seller. - associate initials as . - Resale Buyer(s) initial(s).

1. PROPERTY IDENTIFICATION		
Customer name	William Anthony Holzeptel Jr	"The Seller"
Spouse	Jennifer Holzeptel	"The Seller"
Other(s) on title		"The Seller"
Property address	2053 Montgomery Dr Franklin, NC 27525	"The Property"

In connection with my relocation, I/we make the following disclosures to the best of my/our knowledge regarding the Property. I/We further understand and acknowledge the importance of BGRS, LLC ("BGRS")'s timely receipt of the information in this disclosure; and that my/our delay in returning this Disclosure to BGRS may adversely impact the purchase of the property by BGRS and sale of the property by BGRS to a third party.

2. GENERAL PROPERTY INFORMATION			
• Select the choices below that pertain to the Property. • Select "Other" and indicate "unknown" if you have no knowledge regarding the type of a specific component/system.			
Age of Property: 13		Date purchased: Dec 2020	
Property Type			
☐	Condominium	☐	Co-operative apartment
☒	Single family	☐	Mobile/manufactured home
Other:			
Is Property currently occupied?	Yes	☒ No	If vacant, for how long:

Seller initials W.A.H.

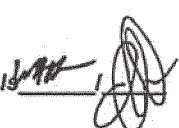
BGRS initials BGRS Relocation Inc

Resale Buyer initials I

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File #: 8600690

2. GENERAL PROPERTY INFORMATION continued									
Air conditioner(s)									
None		☒ Central air		Ductless home air system					
Window unit		How many units:							
Detectors									
None		4		Smoke- how many:					
Carbon-monoxide (CO)- how many:				Combo CO and Smoke- how many:					
Fireplace									
None				Decorative- how many:					
1				Wood burning- how many:					
Heating system									
☒ Electric				Heat pump				Windmill	
Geothermal				Solar pump				Natural gas	
Other:				LP gas				Oil	
If Oil or LP Gas, is tank:				Above ground				In ground	
Date tank last serviced?				Any maintenance plan?		Yes		No	
If LP or natural gas applies, is there corrugated stainless steel tubing?						Yes		No	
Land									
☒ No abnormalities				Sink hole(s)				Expansive soil	
Landfill				Fault Rupture				Hazard zone	
Mineral rights leased				Mineral rights owned				Mineral rights unknown	
Other:									
Plumbing									
Copper				Lead		☒ PVC/CPVC			
Kitec/Pex				Polybutylene				Other:	
Roof/Age of roof:									
☒ Asphalt		10		Metal				Tile	
Composition				Slate				Wood shingle	
Other:									
Siding									
Aluminum				Hardie board				Stucco	
Brick				Wood				Synthetic stucco	
Composite board				Mfg. stone veneer		☒ Vinyl			
Other:									
Solar Energy									
☒ None		☐ Leased		☐ Owned		☐ Full		☐ Partial	
Swimming pool									
☒ None				In ground				Above ground	
Is pool heated?				Yes				No	
Spa/jacuzzi or hot tub									
☒ None				In ground				Above ground	
Water supply									
City		☒ Private well						Shared well	
Sewage									
City		☒ Septic						Other:	

Seller initials 

BGRS initials  BGRS Refraction Inc

Resale Buyer initials _____

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File #: 8600690

3. GENERAL HOME COMPONENTS/SYSTEMS		Yes	No	NA
- Are you aware of current defects, malfunctions, problems or previous repairs to any of the following? - Check "NA" if a component/system does not exist. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.				
a)	Air conditioner		✓	
b)	Basement (indicate type below) <i>Crawl space</i>			
	Slab/Not Applicable		✓	
	Unfinished			
	Partially finished			
	Fully finished			
c)	Chimney(s) How many:			✓
d)	Ceilings		✓	
e)	Ceiling fans How many: <i>67</i>		✓	
f)	Central Vacuum			✓
g)	Crawlspace		✓	
h)	Electrical		✓	
i)	Fireplace(s)		✓	
j)	Floors		✓	
k)	Garage door opener(s) How many remotes: <i>2</i>		✓	
l)	Heating		✓	
m)	Irrigation/Underground sprinkler system		✓	
n)	Plumbing including fixtures		✓	
o)	Roof		✓	
p)	Sauna			✓
q)	Security System		✓	
r)	Septic-cesspool including leach field-lines		✓	
s)	If yes to p), date septic last serviced:			
t)	If yes to p), date septic last inspected:			
u)	Sewer (water back up, water main breaks, tree roots, etc.)			✓
w)	Swimming pool including pool equipment and any heater			✓
x)	If yes to w), describe safety features (eg. mesh fence, door / pool alarm):			
y)	Solar Panels			✓
z)	Spa-jacuzzi or hot tub			✓
aa)	Sump pump including battery back up			✓
bb)	Water filtration system		✓	
cc)	Water softener		✓	
dd)	Water supply		✓	
ee)	Windows		✓	
Comments: <i>Basement it is a crawl space</i>				

Seller initials *MM*

BGRS initials *BN* BGRS Relocation Inc.

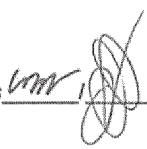
Resale Buyer initials */*

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File #: 8600690

4.	HOME IMPROVEMENTS/REPAIRS		
	- Indicate in comment section below whether repairs or other alterations were in response to a defect. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Are you aware of any structural additions, changes or repairs made to the Property by the former owners without all proper permits and government approval?		✓
b)	Have you made any additions, structural modifications, repairs or other alterations to the Property? If yes, answer (i-iv.) below:		✓
i.	Were permits required?		
ii.	Were permits obtained and closed?		
iii.	If applicable, was ACC/HOA approval required?		
iv.	If applicable, was ACC/HOA approval obtained?		
c)	Is there any evidence of, or has the Property been treated for, or repaired due to termite, pest or rodent infestation?		✓
Comments:			

5.	PROPERTY BOUNDARIES		
	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Have you ever received or had a survey made of the Property?	✓	
b)	Are there any common walls, party walls, retaining walls, sea walls, fences or patios on the Property or adjacent property, where use or maintenance is shared?		✓
c)	Are there any driveways or private roads where use or maintenance is shared?		✓
d)	Are you aware of any easements, encroachments, overlaps, boundary or lot line disputes (recorded or not) that affect the Property?		✓
e)	Are there any zoning violations, non-conforming units, violation of set-back requirements, boundary disputes, etc.?		✓
f)	Is your interest in or ability to convey marketable title to the Property affected by any of the above?		✓
Comments: When we bought the house			

Seller initials 

BGRS initials  BGRS Relocation Inc.

Resale Buyer initials _____

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File #: 8600690

6.	DRAINAGE/WATER		
	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Have there ever been any issues with dampness, drainage, grading, standing water, water damage or flooding in or about the Property?		✓
b)	Are you aware of any properties adjacent to the Property that have/have had any issues with drainage, grading, standing water?		✓
c)	Is the Property located in a designated flood zone by FEMA that requires flood insurance?		✓
Comments:			

7.	LAND/FOUNDATION		
	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Have any of the following ever occurred on the Property or in your community: movement, settling or sliding issues?		✓
b)	Are there cracks, tilting or settling of any exterior walls, interior walls, ceilings, floors, foundation or basement?		✓
c)	Has there been any damage to the Property or any of the structures from fire, earthquake, hurricanes, tornadoes, floods, landslides, etc.?		✓
d)	Are there past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls on or adjacent to the Property?		✓
Comments:			

Seller initials 

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File #: 8600690

8.	NEIGHBORHOOD		
	- Answer "yes" if neighborhood conditions are either present or proposed. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Is there any unusual noise from any source that affects the Property? (Airplanes, highway, trains, hospital zone)		✓
b)	Is the Property located near any recreational facility? (Community park, baseball field, golf course, etc.)		✓
c)	Is the Property located near any unusual business? (Correctional facility, gun range, private or municipal dump, junkyard or toxic disposal site etc.)		✓
d)	Is the Property located near any retaining pond or other water source?	✓	
Comments: <u>Small Creek</u>			

9.	HAZARDOUS SUBSTANCES		
	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Does the Property now, or has it ever contained, any toxic substances to include but not limited to asbestos, lead paint, mold, radon gas, urea-formaldehyde foam Insulation (UFFI), formaldehyde flooring or adhesive, corrosive/Chinese drywall or Chinese made laminate flooring?		✓
b)	Does the Property contain an inactive/abandoned home heating oil or LP gas tank? <i>If yes answer question (i.) below.</i>		✓
i. Date storage tank abandoned?			
Comments:			

Seller initials 

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Resale Buyer initials /

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File #: 8600690

10.	HOMEOWNER'S OR CONDOMINIUM ASSOCIATION			
	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.		Yes	No
a)	Are there any common areas not managed by a use and maintenance agreement? (roofs, walls, driveways, roadways, walkways, wells or other jointly-owned areas)			✓
b)	Is there a Homeowner or condominium association pertaining to the Property? If yes, answer questions (i-vii) below.		✓	
i.	Is the Home owner or condominium association voluntary?			✓
ii.	Is the Home owner or condominium association mandatory?		✓	
iii.	Does the association collect dues?		✓	
iv.	Is the association solvent (financially stable)?		✓	
v.	Does the association have first right of refusal for sale?			✓
vi.	Any special assessments whether actual, pending or proposed?			✓
vii.	Any lawsuits by or against the association?			✓
Comments: 150 a year HOA				

11.	MISCELLANEOUS			
	- Answer yes if any of the following are anticipated, existing, pending or proposed. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.		Yes	No
a)	Do you know of any facts, conditions/circumstances that may affect any of the following pertaining to the Property: marketability, value, beneficial use or desirability?			✓
b)	Are there any tax increases, bonds or special assessments by any governmental authority?			✓
c)	Is there any legal action that could affect your interest in the property? (demands, lawsuits, settlements, judgments, bankruptcy, divorce, claim for damages or any other type of proceeding)			✓
e)	Have there been any insurance claims?			✓
f)	Is there any reason why the Property would not be insurable at standard rates?			✓
g)	Are there any leased items on the property?		✓	
h)	Have you had pets in/on the Property during your ownership?		✓	
Comments: Dogs Propane Tank is rented				

Seller initials [Signature]

BGRS initials BGRS Relocation Inc

Resale Buyer initials /

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File #: 8600690

12. SUPPORTING DOCUMENTATION CHECKLIST		Attached	NA
- Check as "Attached" any/all of the following reports/documentation obtained during your ownership or purchase of the Property that you are including with this disclosure. - Check NA if you do not have a particular report/documentation.			
a)	Building permits		✓
b)	Certificate of Occupancy		✓
c)	Defective construction claim reports		✓
d)	Disclosure statements provided at the time of your purchase of the Property		✓
e)	Homeowners (HOA)/Condo Association Documents		✓
i.	Articles		✓
ii.	Assessment statements		✓
iii.	By-laws		✓
iv.	Conditions, covenants & restrictions (CC&Rs)		✓
v.	Financial statements		✓
vi.	Written approval for modifications to the Property		✓
f)	Inspection reports		✓
i.	Engineering		✓
ii.	Home		✓
iii.	Indoor air quality (i.e. mold, pet dander)		✓
iv.	Radon		✓
v.	Pest/termite		✓
vi.	Septic		✓
vii.	Soil		✓
viii.	Stucco		✓
ix.	Structural		✓
x.	Other:		✓
xi.	Other:		✓
g)	Property survey		✓
h)	Repair Receipts		✓
i.	If attached, how many receipts:		✓
h)	Underground storage tank abandonment		✓
i)	Warranties or maintenance contracts	✓	
i.	Pest/termite	✓	
ii.	Radon		✓
iii.	Driveway maintenance or shared agreement		✓
iv.	Other: <i>Home Warranty</i>	✓	
v.	Other:		

Seller initials 

BGRS initials  BGRS Relocation Inc

Resale Buyer initials

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STATE DISCLOSURES – Some states require sellers to complete a specific disclosure form. If your state requires a specific seller's disclosure, you must provide a completed disclosure to BGRS, LLC ("BGRS"). If you have previously completed a seller's disclosure for your real estate broker, you must provide a legible copy of the seller's disclosure to BGRS. The seller's disclosure prepared for your real estate broker (if completed within the last 90 days) may be submitted in lieu of completing a new state required seller's disclosure. Providing the state disclosure is in addition to, and not in lieu of, providing this Homeowner Disclosure Statement.

SELLER SIGNATURES – The undersigned ("Homeowners") acknowledge this Homeowner Disclosure Statement is incorporated by reference in the Contract of Sale with BGRS. Homeowners further acknowledge and understand (a) that BGRS may rely on the statements made, and (b) certify that the information is true and correct to the best of my/our knowledge as of the date indicated below. Homeowners acknowledge that BGRS and any agents or subagents appointed by them will disclose the above information and provide a copy of this Homeowner Disclosure Statement to prospective buyers. Homeowners acknowledge that failure to disclose a defective condition may entitle BGRS to cancel an offer to purchase.

If, after having completed this Homeowner Disclosure Statement and any other disclosures required to be provided, you subsequently discover the existence of any defect or condition required to be disclosed, you are under a continuing obligation to supplement your disclosures to include such defect and/or condition. This obligation will continue until the date BGRS executes a Contract of Sale with you or you vacate the Property, whichever is later.

Date: 5/12/23

Date: 5/12/23

Date: 05/18/23

William Anthony Hight Jr.
[Signature]

Carde Harvey
BGRS, LLC/BGRS Relocation Inc

Seller initials hm

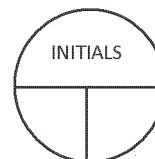
BGRS initials CH BGRS Relocation Inc

Resale Buyer initials /



smile, you know what to expect
when the unexpected happens.®

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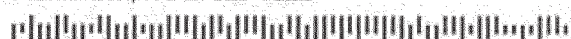
2-10 Home Buyers Warranty

**Important document
regarding your 2-10 HBW renewal.**

View online: 2-10.com/homeowner

T2 ED SN239

William Holzapfel
Or New Homeowner
2053 Montgomery Dr
Franklinton, NC 27525-7022



Dear William Holzapfel,

Great news! By renewing your Home Warranty Service Agreement ("Service Agreement") with 2-10 Home Buyers Warranty ("2-10 HBW"), you've joined other smart homeowners by protecting your systems and appliances from expensive and annoying breakdowns through our industry-leading coverage.

This Service Agreement explains your coverage. It also shows you optional coverages that you can buy within the first 30 days from the effective date of your Service Agreement. If you need to update your account, review coverage or request service, you can log in to your account at any time through Homeowner Portal at 2-10.com/homeowner. Thank you for choosing 2-10 HBW to protect your systems and appliances.

Sincerely,

2-10 Home Buyers Warranty

Homeowner: William Holzapfel

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

Service Agreement Number	Effective Date	Expiration Date	Your Service Fee
NATrv1U-11494855R	12/30/2022	12/29/2023	\$100.00

Purchased Options: Supreme Coverage \$149.00, Washer and Dryer \$79.00, Roof Leak \$99.00, Extended Pipe Leak \$69.00, Septic System \$59.00, Well Pump \$99.00

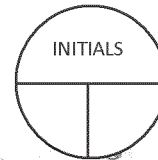
Service Agreement Price	Options	Taxes	Processing Fee	Total Cost
\$545.00	\$554.00	\$74.18	\$0.00	\$1,173.18

This 2-10 HBW Service Agreement is intended to protect the listed Homeowner and property address only.

Optional coverage must be purchased by **1/29/2023**. To purchase optional coverage and see the full list of available options, log in to your account at 2-10.com/homeowner or call 855.280.1319. Purchased optional coverage starts the day you pay. Applicable taxes may apply.

☐ Premium HVAC

\$96.00



Unexpected is **Expensive.**

With 2-10 Home Buyers Warranty you have a plan to make protecting your Home simple and affordable.

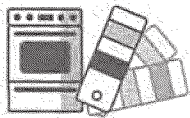
As a 2-10 HBW customer, you get industry-leading protection for unexpected breakdowns. But did you know your Agreement also comes with special programs, perks and discounts? Check out some of the bonuses you get for being a loyal 2-10 HBW customer.

2-10 HBW Creates **Exceptional Experiences** for Homeowners.



Appliance Discount Program

The 2-10 HBW Appliance Discount Program gives you exclusive discounts of up to 65% off GE and Whirlpool brand appliances. You can access these discounts at any time during the Term of your Agreement through Homeowner Portal.



Appliance Color Match

2-10 HBW will match the color of the existing appliance, where possible, during an appliance replacement. Primary functionality will be matched first, followed by color matching.



Appliance Replacement Offer

When an appliance fails, you have 2 options: 1) You can request Service under this Agreement, or 2) You can use 2-10 HBW's Appliance Replacement Offer. If you use the Appliance Replacement Offer, you do not need to pay your Service Fee. Instead, you can request a reimbursement of up to \$100 to put toward the cost of replacing your appliance. To qualify for this reimbursement, you must purchase and install a new appliance (used or refurbished appliances do not qualify). Then, submit your paid receipt to us using the instructions we will email to the primary homeowner.



'Even If' Service Fee GuaranteeSM

This guarantee offers you extra protection. If you request Service and pay a Service Fee, and 2-10 HBW determines that your request is not eligible for coverage, we will refund your Service Fee at your request. Additionally, if a Component is serviced and fails again within the Term of the Agreement, another Service Fee will not be due for that specific Component.

Programs, perks and discounts may be subject to additional terms and conditions. Visit 2-10.com/homeowner for details.

Here's How It Works:

1 YOU'VE RENEWED



Thank you for your purchase! Please review this Agreement for coverage details.

2 UPDATE ACCOUNT



Visit 2-10.com/homeowner to update your profile on Homeowner Portal.

3 NEED SERVICE?



Visit 2-10.com/homeowner to check for eligible coverage and request Service.

4 CONTRACTOR ASSIGNED



A Contractor will contact you to schedule an appointment.

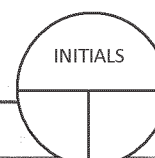
5 HAPPY HOME



Share your feedback with us via a survey. Sit back and relax knowing we have your Home covered.

Systems and Appliances Coverage

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EDSN 239
2-10 Home Buyers Warranty

Heating		
	Standard	Supreme
Covered	- One (1) centrally ducted gas or electric system - Thermostats - all types - Interior gas supply lines	- All Covered Items in Standard - SEER Matching: When necessary to effect a covered repair, Components to maintain compatibility and/or compliance with SEER or refrigerant standards - Crane cost - Filters - Haul away/disposal fees
Dollar Limits	Cost to diagnose, repair and/or replace: Heating in aggregate - \$3,000. Gas lines - \$500.	Cost to diagnose, repair and/or replace: All Dollar Limits in Standard apply to Supreme.
Excluded	Steam, hydronic, hot water, geothermal and other water source systems; glycol systems; high velocity systems; coal or wood burning equipment; fireplaces; fuel oil lines; fuel oil or propane gas storage tanks; free standing or portable heating units; flue venting; zone controlled and energy management systems; registers; grills; filters and ductwork. All Components of each aforementioned Item and/or system.	

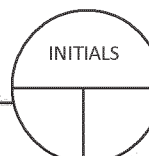
Air Conditioning and Heat Pump		
	Standard	Supreme
Covered	- One (1) centrally ducted refrigeration system, and associated heat pump - Thermostats - all types - Refrigerants and refrigerant recharging	- All Covered Items in Standard - SEER Matching: When necessary to effect a covered repair, Components to maintain compatibility and/or compliance with SEER or refrigerant standards - Crane cost - Unlimited refrigerant recharging and recapture - Refrigerant recovery - Electrical cut-off switches - Haul away/disposal fees
Dollar Limits	Cost to diagnose, repair and/or replace: Air conditioning and heat pump in aggregate - \$3,000. Refrigerant lines - \$500. Refrigerants - \$150.	Cost to diagnose, repair and/or replace: Air conditioning and heat pump in aggregate - \$3,000. Refrigerant lines - \$500.
Excluded	Geothermal and other water source systems; mini-split systems; high velocity systems; any type of gas system; free standing units; water towers; humidifiers; chillers; pre-coolers; condensate drain lines; zone controlled and energy management systems; roof jacks; registers; grills; filters and ductwork. All Components of each aforementioned Item and/or system.	

Appliances		
	Standard	Supreme
Covered	- Built-in microwave - Dishwasher - Range - Oven - Cooktop - Refrigerator	- All Covered Items in Standard - Refrigerator ice maker/crusher and beverage dispenser - Garbage disposal - Handles, hinges, clocks, racks, shelves, baskets, rollers, knobs, dials, latch assemblies, springs, interior lining, turntable platforms, rotisseries, glass/ceramic cooktops, self-cleaning mechanisms when they affect primary function - Haul away/disposal fees
Dollar Limits	Cost to diagnose, repair and/or replace: Appliances in aggregate - \$3,000.	Cost to diagnose, repair and/or replace: All Dollar Limits in Standard apply to Supreme.
Excluded	Appliances not located in the primary kitchen; any duplicate appliance; stand-alone freezer; trash compactor; washer; dryer; portable or counter top microwave; meat probe assembly; door glass; sensi-heat burner for range, oven or cooktop (are covered, but only replaced with standard burner); multimedia center, including technology convenience items like LCD screens, wi-fi, clocks and cameras; racks; hinges; shelves; interior thermal shells; trim kits; microwave rotisseries; vent hood; exhaust fans; any gas supply line; air fryer function and food spoilage. All Components of each aforementioned Item.	

Electrical, etc.		
	Standard	Supreme
Covered	- Electrical wiring - Switches - Outlets - Panels - Doorbell system - Fire alarm system	- All Covered Items in Standard - Burglar alarm system - Attic fan - Bathroom exhaust fans - Garage door opener - all Components (unless excluded) for up to two (2) units - Garage door hinges, springs, remote sending units for up to two (2) units - Concrete encased or concealed wiring - Haul away/disposal fees
Dollar Limits	Cost to diagnose, repair and/or replace: Electrical in aggregate - \$3,000.	Cost to diagnose, repair and/or replace: All Dollar Limits in Standard apply to Supreme. Concrete encased or concealed wiring - \$500.
Excluded	Any wiring or other electrical Items located outside the Serviceable Area; any claim related to water seepage along service cable; telephone wiring or equipment; data wiring or equipment; meter boxes; electronics; computerized energy management systems; appliance management systems; whole house fans; ceiling fans; lighting fixtures; belts, shutters and filters for attic/ceiling/exhaust fans; central vacuum system; wi-fi or internet connectivity or functionality; doorbells in intercoms or with cameras; garage door track/rail assembly, rollers or physical damage. All Components of each aforementioned Item and/or system.	

SYSTEMS AND APPLIANCES COVERAGE CONTINUED

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2-10 Home Buyers Warranty

Plumbing		
	Standard	Supreme
Covered	- Water, drain, waste and vent pipe leaks or breaks - Gas and electric water heaters; tankless, power and direct vent units - Water heater interior gas supply lines - Toilet tank, bowl, tank assembly parts, flange and wax ring seal - Drain line stoppages that can be cleared with a standard sewer cable - Primary, permanently installed sump pump used for ground water - Pressure regulators - Valves: shower, tub, diverter, risers, angle stops and gate valves	- All Covered Items in Standard - Faucets, faucet handles, shower heads, arms and tub spouts - Interior hose bibbs - Exterior hose bibbs - Polybutylene piping and PEX Manifold plumbing system - Concrete encased or concealed water, gas, drain, waste, vent piping, leaks or breaks in the plumbing system - Haul away/disposal fees
Dollar Limits	Cost to diagnose, repair and/or replace: Plumbing in aggregate - \$3,000. Water heater - \$1,250. Toilet replacement, in the event of sediment/calcium build up - \$300 per toilet.	Cost to diagnose, repair and/or replace: All Dollar Limits in Standard apply to Supreme. Concrete encased or concealed water, gas, drain, waste, vent piping, leaks and breaks in the plumbing system - \$500. Faucet and faucet handles for sinks, shower heads or tub spouts in kitchen and baths - \$150 per faucet set. Polybutylene piping and PEX Manifold plumbing system - \$500.
Excluded	Any pipes or other plumbing items located outside the Serviceable Area; water meters; shower enclosures; sprinkler systems; tile fields; leach beds; lift stations; filters; aerators; strainers; sewage ejector pumps; sewer grinders; backflow preventers; bathtub whirlpool motor and pump assemblies; shower-base pans; caulking; grouting; performing diagnosis with camera; hydro-jetting; drain line stoppages due to roots or foreign objects; any loss arising out of a condition of mineral or chemical deposits (except water heaters or toilets); water residue or capacity loss arising from porcelain chipping, cracking, dents or other externally caused physical damages; water heaters: oil hot water tanks or oil storage tanks, expansion tanks, flue venting and solar equipment. All Components of each aforementioned item and/or system.	

Optional Coverage

Supreme Coverage Does Not Apply to Any Optional Coverage.

Service Fee Options

	Service Fee Buy Down: Lower your Service Fee from \$100 to \$75.
	Service Fee Save Up: Save now by raising your Service Fee from \$100 to \$125.

Luxury Package

Covered	Removes the \$3,000 aggregate Dollar Limits from Heating, Air Conditioning and Heat Pump, Appliances, Plumbing and Electrical.
Dollar Limits	Subject to all other limits stated in this Agreement, including those of any selected options and the Aggregate Limit of \$25,000.
Excluded	All items stated as excluded in this Agreement; commercial grade appliances, pro-style or the like.

Premium HVAC

	Heating	Air Conditioning and Heat Pump
Covered	One (1) additional heating system: oil and gravity, geothermal, water source, steam, hydronic or hot water heat system. Modification of plenum when necessary to effect a covered repair. Correction of improper installation or repair when necessary to effect a covered repair.	One (1) additional cooling system: geothermal, water source or evaporative cooling system. Condensing unit pads and package unit pads. Modification of plenum when necessary to effect a covered repair. Correction of improper installation or repair when necessary to effect a covered repair.
Dollar Limits	Cost to diagnose, repair and/or replace: Oil and gravity systems - \$1,500. Steam, hot water heat or hydronic systems - \$1,500. Geothermal and water source systems - \$1,500.	Cost to diagnose, repair and/or replace: Water cooled air conditioners and hydronic systems - \$1,500. Geothermal and water source systems - \$1,500.
Excluded	High velocity systems; outside or underground piping and pump for geothermal and/or water source systems. All Components of each aforementioned item and/or system.	Mini-split systems; high velocity systems; window units; built-in electric wall units; outside or underground piping and pump for geothermal and/or water source systems. All Components of each aforementioned item and/or system.

Washer & Dryer

Covered	All Components except those excluded.
Dollar Limits	Cost to diagnose, repair and/or replace: Washer - \$1,000. Dryer - \$1,000.
Excluded	Damage to clothing; plastic mini-tub; soap dispensers; filter screens; knobs; dials; hinges; lint screen; door glass; multimedia center, including technology convenience items like LCD screens, wi-fi, clocks and cameras.

Additional Refrigeration *Each Sold Separately*

	Refrigerator, Built-In Wine Cooler, Freestanding Freezer or Wet Bar Refrigerator
Covered	All Components that affect the cooling operation of the compressor, thermostat, condenser coil, evaporator and defrost system for one (1) unit.
Dollar Limits	Cost to diagnose, repair and/or replace: Per unit - \$500.
Excluded	Refrigerators with more than one compressor; wet bar refrigerators over 16 cubic feet; built-in wine coolers over 30 bottle capacity; multimedia center, including technology convenience items like LCD screens, wi-fi, clocks and cameras; racks; hinges; shelves; doors; glides; slides; glass interior thermal shells and food spoilage. All Components of each aforementioned item and/or system.

OPTIONAL COVERAGE CONTINUED

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INITIALS

2-10 Home Buyers Warranty

Pool/Spa Equipment *Each Sold Separately*

	Freshwater	Saltwater
Covered	All Components of the heating, pumping, pool-sweep motors and filtration systems. A spa, exterior hot tub or whirlpool is also covered along with a swimming pool if the units utilize common equipment. If they do not utilize common equipment, an additional fee is required to cover the second set of equipment.	All Covered Items listed under Freshwater, as well as saltwater cell and circuit board.
Dollar Limits	Cost to diagnose, repair and/or replace: \$1,000.	Cost to diagnose, repair and/or replace: \$1,000.
Excluded	Cleaning equipment, including pop-up heads, turbo valves, creepy crawlers and the like; skimmers; lights; jets; liners; concrete-encased or underground electrical, plumbing or gas lines; structural defects; any damage caused by a structural defect; solar equipment; chlorinators; sanitizing system; heat pump; remote control panel switches and booster pumps for water features; energy management systems; water chemistry control equipment and materials; disposable filtration media; valve actuator motor and all pool/spa equipment for a saltwater swimming pool or spa, unless that option is purchased. All Components of each aforementioned item and/or system.	All Items and Components listed as excluded under Freshwater; salt; panel box; remote controls and dials.

Septic System

Covered	Septic tank, both ejector pump and line from Serviceable Area to septic tank.
Dollar Limits	Cost to diagnose, repair and/or replace: \$500.
Excluded	Lift stations; tile fields; leach beds; insufficient capacity; ground-level clean out; pumping and grinder pumps.

Well Pump

Covered	All Components of well pump if utilized for primary dwelling.
Dollar Limits	Cost to diagnose, repair and/or replace: \$500.
Excluded	Well casing; pressure tank; piping or electrical lines leading to or connecting pressure tank and Serviceable Area; holding or storage tanks; re-drilling of well; system/parts utilized for lawn sprinkler systems and a well pump that is a part of an HVAC system.

Roof Leak

Covered	Water leaks that occur in the roof located over the Serviceable Area, provided the leaks are the result of rain and/or normal wear and deterioration and the roof was watertight and in good condition at the Effective Date of coverage. Flashing.
Dollar Limits	Cost to diagnose, repair and/or replace: \$1,000.
Excluded	Gutters; chimneys; vent and drain lines; roof-mounted installations; leaks over any deck or balcony; leaks which result from or are caused by any of the following: missing and/or broken shingles or tiles, damage due to persons walking or standing on the roof, construction or repairs not performed in a workmanlike manner, failure to perform normal roof maintenance.

Extended Pipe Leak

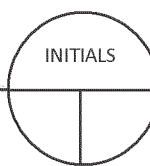
Covered	External pipe leaks, exterior hose bibbs and main shut off valve located outside the foundation of the Home. Water and drain lines to the Serviceable Area.
Dollar Limits	Cost to diagnose, repair and/or replace: \$1,000.
Excluded	Faucets; sprinkler systems; swimming pool/built-in pool piping; downspout; landscape drain lines; Failure due to freeze; city/county shut off valve; drain line stoppages/damage due to roots or foreign objects.

Pre-Season HVAC Tune-Up

Covered	You may contact us to request a tune-up of your Home's heating and air conditioning system in February/March ("Spring") or October/November ("Fall"). The tune-up is limited to no more than two systems. A system is considered one heating unit and one air conditioning unit. An appointment must be requested during the Spring or Fall window. A Service Fee for each system will be due to the Contractor. No additional Service Fee is due for eligible repairs and replacements performed by the Contractor as result of the tune-up. The Contractor may provide you with the following service elements: check thermostat operation and calibrate if necessary and possible; basic hose wash of leaves and debris off condensing coil; inspect condenser fan and fan blades for stability and damage; inspect service disconnect and fuses; check amperage draw of condenser motor and compressor; check crankcase heater operation for heat pumps; check refrigerant levels and system pressures; check contactors and capacitors; check belts and pulleys, adjust when necessary and possible; general inspection of system wiring; visual inspection of filter (will replace if you have a replacement filter on hand); check accessible condensate lines and drain pans for leaks or stoppages (additional repair charges apply for rerouting); check motor bearings and wheel, lubricate motors and other moving parts when necessary and possible; test temperature rise and drop for heating and cooling; check general heating operation; test defrost cycle (heating); check gas pressure (furnace); visual inspection of furnace chambers/heat exchanger; check and if necessary clean burners; visual inspection of accessible flue pipe; check amperage draw of indoor blower motor; inspect pilot system; check controls and safeties on furnace; inspect accessible indoor and outdoor coils for restrictions and/or damaged fins; inspect accessible ductwork for visible tears/leaks; test for carbon monoxide when accessible and applicable.
Dollar Limits	Subject to all other limits stated in this Agreement, including those of any selected options and the Aggregate Limit of \$25,000.
Excluded	Clearing of stoppages to condensate drain lines; any cleaning not specified as covered, including cleaning or unclogging services of the evaporator/indoor coil and/or condensing coil.

Water Softener

Covered	All Components of domestic water softener.
Dollar Limits	Cost to diagnose, repair and/or replace: \$1,000.
Excluded	Conditions of insufficient or excessive water; water filters; reverse osmosis filters; water purification systems and water softening media.



Who, What, When and How?

When Does My Coverage Begin?

Coverage begins on the Effective Date and ends on the Expiration Date, both shown on the front of this Agreement (the "Term"). If the Term is longer than one year, each Dollar Limit and the Aggregate Limit will reset on each anniversary of the Effective Date during the Term. We are only obligated to provide Service upon receipt of payment of the total cost shown on the front of this Agreement (the "Price"). Your Agreement with coverage details will be sent to your mailing address or electronically, if "Go Green" is selected in your online portal at 2-10.com/homeowner.

What Is Covered?

We refer to residential systems and appliances as "Items". To be a "Covered Item" eligible for Service, the Item must be within the main foundation of the Home and attached garage (the "Serviceable Area"), specifically listed as covered in your coverage and in good and safe working condition as of the Effective Date (unless a defect could not have been detected by a visual inspection or simple mechanical test). HVAC equipment located outside the Home is also covered, as well as other specific Items, if the coverage you select specifically identifies a particular Item as covered. We provide Service for Covered Items that fail due to normal wear and tear (a "Failure"). Only nonmobile, habitable, residential structures with a Serviceable Area under 10,000 sq. ft. are eligible for Service, and coverage for Serviceable Areas greater than 5,000 sq. ft. is subject to an additional fee. We will not provide Service in a commercial property or residence being used for business purposes (for example: short-term rentals, bed and breakfasts, care centers, group homes, fraternity/sorority houses, hair salons and schools). If your Home is within a multiunit building, Service is limited to Covered Items specific to your dwelling unit.

What Is The Service That 2-10 HBW Provides?

2-10 HBW works with Contractors to reduce your unexpected costs related to repairing a Failure of a Covered Item (the "Service"). Service begins when you notify us of a possible Failure via 2-10.com/homeowner or by calling 800.775.4736. We will dispatch a Service Contractor to your Home to diagnose the Failure and report back to us. We then will determine: 1) whether the Item is a Covered Item; 2) the nature of the Failure; 3) whether repair, replacement or Payment is appropriate and 4) which costs are covered under this Agreement and which are your responsibility. We reserve the right to dispatch an additional Contractor at our expense if we need more information to make a determination of coverage. If we determine replacement is appropriate, we will use reasonable efforts to find a replacement Item or Component (a "Replacement") that performs the primary function, capacity and efficiency of the Covered Item or Component being replaced. We do not guarantee that any Replacement will match the physical size, dimensions or brand of the Covered Item or Component. Service does not cover any Component or work for a Covered Item related to any convenience functionality, multi-media, cosmetic detail or wireless capability unless specified as covered.

When Is Service Available?

You can request Service 24 hours a day, 7 days a week during the Term. We will generally assign a Contractor within 48 hours to contact you to schedule a time, Monday through Friday during normal business hours, for diagnosis. If you request a Contractor to visit your Home for a non-emergency situation outside of normal business hours, and the Contractor is able to accommodate your request, you will be responsible for all overtime and additional fees.

Determining An Emergency.

When we determine it is an emergency, we will attempt to have a Contractor contact you within 24 hours. An emergency is generally defined as: 1) no electricity, gas, water or toilet facilities to the entire Home; 2) ongoing physical damage to the Home or 3) a condition that immediately endangers an individual's health and safety. However, an emergency does not modify our obligations in this Agreement and we cannot guarantee immediate Service or coverage in any situation, so you should take reasonable precautions as you normally would in an emergency.

The Service Fee.

It is your responsibility to pay a Service Fee directly to the Contractor for each Covered Item (e.g., water heater and pipe leak require two (2) Service Fees). Each Service Fee is due when the Contractor visits your Home for diagnosis. Please review this entire Agreement for additional details about your responsibilities and the scope of the Service, and call 800.775.4736 with any questions.

Who Repairs And Replaces The Covered Items?

We have relationships with a network of Contractors across the country (each a "Service Contractor"). When you report a Failure, we will dispatch a local Service Contractor to complete the work. If no Service Contractor is available in your area, we may ask you to select a local, fully licensed and insured Contractor ("Your Contractor") to work with us to complete the Service. When we use the term "Contractor" that means, as applicable, Your Contractor or a Service Contractor. You may also request to use Your Contractor if, for example, you do not want to wait for an available appointment with a Service Contractor. However, you will be responsible for the difference in costs between what we would have paid a Service Contractor and the expense of using Your Contractor, including costs related to Your Contractor's refusal to follow our determination of the appropriate response to a Failure. Regardless of whether we work with Your Contractor or a Service Contractor, we must receive a detailed diagnosis and estimate from the Contractor to provide the Service. If we authorize use of Your Contractor, we will provide you instructions on how to receive Service, which you must follow to receive reimbursement. You will not receive reimbursement and will remain solely responsible for every cost arising from any work, Services or equipment any Contractor, company or individual performs or provides without our prior express authorization, even for Covered Items that would otherwise be eligible for Service.

TERMS OF SERVICE

Throughout this Agreement we use capitalized terms for words with specific definitions. These definitions are identified where a capitalized term is underlined and in quotations. This Agreement includes the following provisions in addition to those stated on every other page. Section V below contains important provisions for the use of final and binding arbitration.

I. Payments. (a) We may, at our sole discretion, offer money to resolve a claim ("Payment"), for example, when: (1) the cost to address a Failure exceeds an applicable Dollar Limit; (2) repairing or replacing a Covered Item would violate laws, regulations or code; (3) a necessary part, item, material or chemical ("Component") or Contractor is not reasonably available; or (4) you prefer Payment. (b) Payment will be the lesser of: (1) the lowest quoted amount to remedy the Failure received from a local Contractor; (2) the amount we would have paid a Service Contractor to remedy the Failure; or (3) the applicable Dollar Limit less the Service Fee and costs incurred to diagnose the Failure. When appropriate, we may issue a portion of the Payment to a Contractor or subject to other requirements or restrictions. Once you accept a Payment we are no longer responsible for providing Service for the Covered Item under any agreement unless you provide acceptable proof of repair or replacement. At our sole discretion, we may offer a Replacement appliance of equal value to the Payment.

II. Additional Responsibilities. You agree to: advise us if your Serviceable Area is greater than 5,000 sq. ft.; reasonably clean and maintain Covered Items; not harm/damage a Covered Item or Component; provide a safe working environment for Contractors; not damage property of a Contractor; and not threaten/harm us or a Contractor via phone, email, personal interaction, internet, social media or otherwise.

III. Non-Covered Costs. (a) Addressing a Failure may involve work, parts, systems, equipment or materials that are outside the scope of the Service ("Excluded Work"), for example: (1) work related to non-Covered Items; (2) the incompatibility of existing systems or appliances with a Replacement; (3) carpentry or modifications necessary to facilitate Service; or (4) providing chemicals or materials needed by a Replacement to perform its primary function, for example differences in technology, refrigeration requirements or efficiency. (b) You are responsible for all costs arising from Excluded Work or otherwise stated as your responsibility ("Non-Covered Costs"). Unless expressly stated as our obligation herein, Non-Covered Costs include costs related to: (1) permits, codes, ordinances, laws and/or regulations (for your protection, we will not authorize Service until you provide us with confirmation that all permits and approvals are obtained); (2) accessing Covered Items; (3) correcting, repairing or replacing a Covered Item and/or Components because of inadequate capacity, manufacturer's recall, improper design, improper installation, previous repair or problems caused by alterations or modifications; (4) mandates of federal, state or local governments, including upgrade or equipment matching requirements and tariffs (and all fees, costs and surcharges passed along or charged to us by our suppliers and Service Contractors related thereto); (5) any service on a Covered Item initiated before the Effective Date; (6) disposing of hazardous materials such as refrigeration Components, capacitors and water heaters; (7) a material increase in third party charges for labor, Components or Items as a result of tariffs, severe or unseasonable weather, extreme temperatures or other abnormal atmospheric conditions; or (8) sealing, verification and/or diagnostic testing of ductwork. Non-Covered Costs will be billed directly to you. If you refuse to accept any Non-Covered Costs, we have no obligation to perform Service and will not refund the Service Fee.

IV. Exclusions; Liability Limits. (a) We have no obligation to provide Service if: (1) a Failure is caused by anything other than normal wear and tear (whether acting alone or together with another cause) including: a Failure of another Covered Item or Component, failure to perform routine maintenance, extreme or gross neglect, misuse, abuse, missing parts, movement of your Home, soil movement, fire, freezing, explosion, electrical

failure/surge, flooding, water intrusion, lightning, mud, earthquake, storms, accidents, pests, animals, microorganisms, plants, contamination or chemical interactions; (2) a Covered Item is classified as or otherwise known to be commercial grade, pro-style or the like; (3) an HVAC unit has a capacity greater than five tons; (4) you breach any of your responsibilities in this Agreement. (b) Our Service is secondary and excess to any other coverage available to you via an insurance policy, manufacturer warranty and/or labor warranty. The presence of such coverage may delay Service while we await fulfillment of the respective coverage provider. You agree to waive any right or recovery of claims by anyone claiming through you, by way of subrogation or otherwise, including any insurers. (c) Each Item or Component listed as Covered in any particular coverage is excluded from each other coverage, unless explicitly stated otherwise therein. (d) Express Warranty: The Service will be provided with the same reasonable degree of care customarily provided within the home service industry. If this express warranty is breached, then we shall, at our option, re-perform the Service or refund the Price. (e) EXCEPT AS EXPRESSLY PROVIDED HEREIN, ALL WARRANTIES WITH RESPECT TO SERVICE OR THIS AGREEMENT, WHETHER EXPRESS OR IMPLIED, ARISING BY LAW, CUSTOM, ORAL OR WRITTEN STATEMENTS BY US, OUR AGENTS OR SERVICE CONTRACTORS OR OTHERWISE (INCLUDING ANY WARRANTY OF MERCHANTABILITY, SATISFACTION OR FITNESS FOR PARTICULAR PURPOSE) ARE EXCLUDED AND DISCLAIMED TO THE FULLEST EXTENT PERMITTED BY LAW. IF AN IMPLIED WARRANTY CANNOT BE EXCLUDED BY APPLICABLE LAW, SUCH WARRANTY IS LIMITED IN DURATION TO THE GREATER OF 1 YEAR OR THE SHORTEST DURATION ALLOWED BY APPLICABLE LAW. YOU MAY HAVE OTHER RIGHTS THAT VARY AMONG JURISDICTIONS. (f) IN NO EVENT SHALL WE BE LIABLE FOR ANY INDIRECT, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES OF ANY KIND SUFFERED BY YOU OR ANY THIRD PARTY, FOR EXAMPLE, LOST PROFITS, BUSINESS INTERRUPTIONS OR OTHER ECONOMIC LOSS RELATED TO THIS AGREEMENT OR THE SERVICE. WE SHALL NOT BE LIABLE FOR ANY DAMAGES RELATED TO (1) COST OF PROCUREMENT OF SUBSTITUTE SERVICE; (2) ANY LOSSES, LIABILITIES OR CLAIMS INCURRED OR ARISING IN CONNECTION WITH THE USE OR PROVISION BY YOU OF SERVICE; OR (3) THE ACTS OR OMISSIONS OF YOU OR YOUR AGENTS, INSURERS OR CONTRACTORS. (g) DURING EACH ONE YEAR PERIOD OF THE TERM, THE TOTAL AGGREGATE LIABILITY OF US, OUR PARENTS AND AFFILIATES, AND THE RESPECTIVE OWNERS, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, SUBCONTRACTORS AND ASSIGNS THEREOF FOR ANY AND ALL COSTS, DAMAGES, FINES, LIABILITIES, LOSSES, PENALTIES, ATTORNEY FEES, WITNESS FEES AND OTHER EXPENSES INCURRED BY YOU ARISING OUT OF OR RELATED TO THIS AGREEMENT WILL NOT EXCEED \$25,000 (the "Aggregate Limit"). THE EXISTENCE OF ONE OR MORE CLAIMS OF ANY KIND(S) IN ANY FORUM(S) WILL NOT ENLARGE THE FOREGOING LIMITS. (h) WHERE ANY COVERAGE OR PORTION THEREOF IS ACCOMPANIED BY A SPECIFIED MAXIMUM (the "Dollar Limit"), THAT DOLLAR LIMIT IS A CAP ON AMOUNTS WE PAY IN CONNECTION WITH THAT COVERAGE OR PORTION THEREOF DURING EACH ONE YEAR PERIOD OF THE TERM, AND DOES NOT EXPAND OR ENLARGE THE AGGREGATE LIMIT OR ANY OTHER DOLLAR LIMIT. (i) THE WAIVERS, EXCLUSIONS AND LIMITATIONS SET FORTH IN THIS AGREEMENT SHALL: APPLY REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE; BE INDEPENDENT OF AND SURVIVE THE TERMINATION OR EXPIRATION OF THIS AGREEMENT OR ANY FAILURE OF THE ESSENTIAL PURPOSE OF ANY WARRANTY OR, EXCLUSIVE OR LIMITED REMEDY STATED HEREIN; AND APPLY EVEN IF WE ARE ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

V. Arbitration Contract. (a) Arbitration Contract (the "Contract"): You and we agree that any complaint, controversy or dispute arising out of or relating to this Agreement, the breach of this Agreement or the Service (a "Complaint") shall exclusively be resolved by binding arbitration and not by a judge or jury. The arbitration shall be conducted by Arbitration Resolution Services, Inc. ("ARS") and you and we agree to be bound by the applicable rules of ARS, which can be found at arbitrationresolution.com. If ARS is not available and you and we are unable to agree on an alternative arbitration service, either may petition the American Arbitration Association ("AAA") to appoint

a single arbitrator to conduct the arbitration under the current rules of the American Arbitration Association (AAA) or any other commercial or consumer rules, as applicable. This Contract covers disputes based upon contract, tort, consumer rights, fraud and other intentional torts, negligence, constitution, statute, regulation, ordinance, common law and equity. A demand for arbitration shall be made within a reasonable time after the Complaint has arisen but in no event after the applicable statute of limitations. The decision of the arbitrator shall be final and binding and may be entered as a judgment in any court of competent jurisdiction. This Contract involves and concerns interstate commerce and shall be governed by the Federal Arbitration Act (9 U.S.C. § 1, et seq.) to the exclusion of any other inconsistent law, ordinance or judicial rule. This Contract is self-executing. Any disputes concerning the scope, interpretation or enforceability of this Contract, including its revocability or voidability for any cause, the scope of arbitral issues and any defense based upon waiver, estoppel or laches shall be decided by the arbitrator. The party initiating arbitration is responsible for all filing fees, regardless of the applicable rules of the arbitration service with all additional arbitration fees allocated to you and us as provided in the rules of the arbitration service, subject to the arbitrator's discretion to reallocate arbitration fees in the interests of justice. The prevailing party in any court action brought for the enforcement or interpretation of this Contract shall be entitled to receive from the losing party a reasonable sum for its attorneys' fees and costs, in addition to any other relief to which it may be entitled. (b) **Class Action Waiver:** you hereby agree that you will only bring a Complaint in your individual capacity, and not as a plaintiff or class member in any purported class, multiple plaintiff, collective, representative or similar proceeding (each a "**Class Action**"). You expressly agree to not maintain any Class Action in any forum. Instead you agree to have each and every Complaint decided individually through arbitration. Complaints cannot be consolidated in arbitration unless all parties jointly agree in writing.

VI. Ending This Agreement. (a) You may cancel this Agreement by calling 855.280.1320. (b) We may cancel this Agreement upon notice to you if we conclude: (1) you made a material misrepresentation concerning this Agreement or the Service; (2) you failed to pay any amount due; (3) you breached any of your responsibilities herein and failed to or are unable to cure such breach; or (4) a change in regulations or laws materially affects our business or ability to fulfill our obligations. (c) If the Agreement is canceled, you remain liable to each Contractor for any outstanding expenses that are your responsibility under this Agreement. (d) Unless otherwise provided in Section IX for your state, (1) a \$75 administrative fee applies to cancellation and (2) based on the date cancellation takes effect, you will receive a pro rata refund of the Price paid, less our claims expense and any fees you owe, unless our claims expense plus any fees you owe exceed the Price, in which case you will remain liable to us for the full Price. (e) **If you provide us with a credit card for installment payments or renewals, you hereby explicitly authorize us to charge any amounts due to us to that credit card, including renewal fees if you consented to or requested to have this Agreement automatically renew.** (f) Upon advanced notice to you, we may adjust pricing, terms and/or coverage for the renewal of this Agreement, which will take effect at the end of the current Term.

VII. Miscellaneous. At our discretion, you may pay the Price in installments, which may be subject to an additional finance charge not to exceed 10% of the Price. The language of the Agreement shall be construed simply, as a whole and in accordance with its fair meaning, and in the event of an ambiguity or dispute, not for or against you or us. The words "without limitation" are deemed to follow the words "include" or "including". All headings are solely for convenience. If any provision of the Agreement is held to be invalid, illegal or otherwise unenforceable, it shall, to the extent possible, be enforced consistently with the stated intention of you and us, or, if incapable of such enforcement, stricken from this Agreement and all other provisions shall remain in full force and effect. If the Class Action Waiver is unenforceable, and not reversed on appeal, Section V (b) shall be void in its entirety. If a court determines a public injunctive relief claim may proceed despite the Class Action Waiver, and that determination is not reversed on appeal, the public injunctive relief claim will be decided by a court, any individual claims will be arbitrated and the parties agree to stay the public injunctive relief claim until the other claims are finally concluded. The Price of this Agreement is valued at 94% for all real property items and services and at 6% for all personal property items and services. You may only transfer this Agreement if you sell your Home. You hereby provide your consent for us and our agents to call, text, email and otherwise contact you in order to perform Service, and to send you advertisements or telemarketing messages concerning our products, services and offerings and those of our affiliates

and third party payee (although you may opt-out per applicable law). Contractors may substitute environmentally friendly refrigerants in place of HCFC refrigerants. You may be eligible for offers of special programs, perks and discounts in connection with this Agreement; unless explicitly stated otherwise, each such offer is governed by this Agreement, including all relevant terms, conditions and limitations stated herein.

VIII. Force Majeure. We are not liable for any delay in or failure to perform Service due to conditions beyond our control and/or that of a Contractor, for example: shortages of or delays in obtaining parts or equipment; weather; labor difficulties, strikes or shortages; telecommunications disruption; transportation stoppages or slowdowns; acts of God; war; terrorism; epidemics; or difficulties locating or scheduling Contractors, including due to service demands attributable to weather, regional temperatures or abnormal atmospheric conditions.

IX. Disclosures & State Amendments. (a) Unless otherwise stated below, the provider/obligor ("**2-10 Home Buyers Warranty**", "**2-10 HBW**", "**we**", "**us**" and "**our**") for this Service Agreement (also the "**Agreement**") is Home Buyers Resale Warranty Corporation. The Agreement is among us and the owner(s) ("**you**" and "**your**") of the home covered by this Agreement ("**Home**"). Our obligations under this Agreement are backed by full faith and credit of us and are not guaranteed under an Agreement Reimbursement Insurance Policy. This is not an insurance contract/policy. (b) **CO Residents:** Actions under this Agreement may be covered by the Colorado Consumer Protection Act or the Unfair Practices Act and you may have civil action rights under such laws including seeking recourse or penalties specified in such laws. **D.C. Residents:** You may cancel and void this Agreement within 30 days from the Effective Date and receive a full refund of the Price if no claims have been paid and you are the original purchaser of this Agreement. An administrative fee not to exceed 10% of the Price shall apply to cancellations. A 10% penalty per month shall be added to a refund that is not paid within 45 days after the cancellation of the Agreement. **DE Residents:** You may cancel and void this Agreement within 7 days from the Effective Date and receive a full refund of the Price within 30 days of cancellation. **IA Residents:** Our obligations under this Agreement are backed by full faith and credit of us and are not guaranteed under an Agreement Reimbursement Insurance Policy. We are subject to regulation by the Insurance Division of the Department of Commerce of the State of Iowa. Complaints which are not settled by us may be sent to the Insurance Division at Two Ruan Center, 601 Locust St, 4th Fl, Des Moines, IA 50309. You may cancel and void this Agreement within 20 days from the Effective Date and receive a full refund of the Price with no processing fee if (1) no claims have been paid and (2) you are the original purchaser of this Agreement. If a claim has been paid within 20 days from the Effective Date, you may receive (1) an amount equal to the full purchase price minus the cost of claims paid and (2) a processing fee no greater than 10% of the purchase price. **IN Residents:** You may cancel and void this Agreement within 10 days from the Effective Date and receive a full refund of the Price. C.P.D. Reg. No. T.S. 20-06463. **LA, MA, MD, MN and NJ Residents:** You may cancel and void this Agreement within 20 days from the Effective Date and receive a full refund of the Price if no claims have been paid and you are the original purchaser of this Agreement. A 10% penalty per month shall be added to a refund that is not paid within 45 days after the cancellation of the Agreement. **NM Residents:** You may cancel and void this Agreement within 20 days from the Effective Date and receive a full refund of the Price if no claims have been paid and you are the original purchaser of this Agreement. A 10% penalty per month shall be added to a refund that is not paid within 60 days after the cancellation of the Agreement. **NY and WA Residents:** You may cancel and void this Agreement within 20 days from the Effective Date and receive a full refund of the Price if no claims have been paid and you are the original purchaser of this Agreement. A 10% penalty per month shall be added to a refund that is not paid within 30 days after the cancellation of the Agreement. **OR Residents:** License #: 202003. **SC Residents:** In the event of a dispute with us, you may contact the South Carolina Department of Insurance, Capitol Center, 1201 Main St., Ste. 1000, Columbia, SC, 29201 or (800) 768-3467. You may cancel and void this Agreement within 20 days from the Effective Date and receive a full refund of the Price if no claims have been paid and you are the original purchaser of this Agreement. A 10% penalty per month shall be added to a refund that is not paid within 45 days after the cancellation of the Agreement. **VA Residents:** The provider/obligor ("**2-10 Home Buyers Warranty**", "**2-10 HBW**", "**we**", "**us**", and "**our**") for this Agreement is 2-10 Home Buyers Warranty of Virginia, Inc. **VT Residents:** You may cancel and void this Agreement within 20 days from the Effective Date and receive a full refund of the Price if no claims have been paid.

Service Notification
 Advance Pest Control
 PO BOX 511
 Wake Forest, NC 27588
 United States
 1380PW

**Advance
 Pest Control**

Customer Service
 (919) 569-0555
customerservice@advancepestcontrol.co

Customer Information Service Information Service Instructions

Customer William & Jennifer Holzapfel CustomerID 4388 Account # 4388 Invoice # 139030 Address 2053 Montgomery Drive Franklinton, NC 27525 United States Granville County Phone:		Tech Paul Cataline License # Supervisor Supervisor Lic. # Date 02/20/2023 Service Description T-RENEWAL Service Time 8:00 am - 8:00 am Time In 8:03 am Time Out 8:22 am Wind 0 mph Temperature 0.00 °F
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Products Used

Invoice Items

T-RENEWAL	\$120.00
Subtotal	\$120.00
Tax 0.000 %	\$0.00
Service Total:	\$120.00

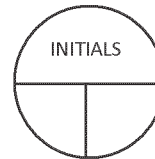
Equipment Summary

Technician Comments:

It was my pleasure to complete your service today. If you have any questions or concerns, please call our office at (919) 569 - 0555. Thank you!
 I have completed your Annual Termite Inspection today. I did not find any evidence of termite activity during my inspection.

Advance Pest Control is committed to the safety of our customers and our environment. All materials used by Advance Pest Control have been registered by the Environmental Protection Agency. Please avoid unnecessary contact with materials and comply with all instructions and recommendations from our technicians. Thanks for your patronage! National Emergency Poison Control: (800)222-1222

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BILLING INFORMATION

Customer William & Jennifer Holzapfel
CustomerID 4388
Account # 4388
Invoice # 139030
Address 2053 Montgomery Drive
 Franklinton, NC 27525 US
Phone:
Service Date 02/20/2023
Service Description T-RENEWAL
Service Time 8:00 am - 8:00 am

Please pay from this invoice

Please pay online or remit payment to:

PO BOX 511
 Wake Forest, NC 27588

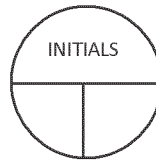
(919) 569-0555
[https://advancepestcontrol.co/](https://advancepestcontrol.co)
customerservice@advancepestcontrol.co
 1380PW

ACCOUNT STATEMENT:

Service Total	\$120.00
Amount paid	\$0.00
Service Amount Due	\$120.00
Current Account Balance	\$120.00

Amount Included

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File #:8600690

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARDS

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

I/WE, THE OWNER(S) OF THE PROPERTY LISTED ABOVE, DECLARE THAT THE PROPERTY WAS CONSTRUCTED ON OR AFTER JANUARY 1, 1978. ☒ Yes ☐ No	
Seller: <u>William Anthony Holcomb</u>	Date: <u>5/12/23</u>
Seller: <u>[Signature]</u>	Date: <u>5/12/23</u>

STOP! If the property was constructed on or after January 1, 1978, and you signed in the box above, you are not required to complete the remainder of this document/Disclosure of Information on Lead-Based Paint & Lead-Based Paint Hazards, nor sign on page 2.

LEAD WARNING STATEMENT

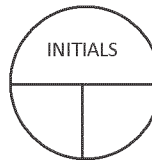
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase. ²⁷HSL-leadPaintCondition47

Seller's Disclosure (Initial)

____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below).

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File #: 8600690

____ (b) Records and reports available to the seller (check one below):

- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
- ____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Purchaser's Acknowledgment (Initial)

- ____ (c) Purchaser has received copies of all information listed above.
- N/A (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- ____ (e) Purchaser has (check one below):
- ____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- ____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

- ____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C.4582.d and is
- N/A aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

William Anthony Rodolph Jr. 5/12/23
Seller: Date

[Signature] 5/12/23
Seller: Date

N/A N/A
Listing Agent Date

N/A N/A
Selling Agent Date

BGRS RELOCATION, INC.

Bobby Edmondson 5/12/2023
By: Date

Its:



GE 22 pt. Dehumidifier with Smart Dry for Bedroom, Basement or Damp Rooms up to

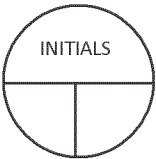


Quantity: 1
Unit Price: \$179.10
Item Total: \$179.10
Manufacturer Warranty

Buy Again

Leave Review

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Payment Details

Number of Items Purchased:	1
Subtotal:	\$179.10
Shipping Charges:	FREE
Express Delivery:	FREE
Sales Tax:	\$12.09
Total:	\$191.19
Payment Card	- 1342

TEXT A HOME DEPOT EXPERT



How doers
get more done.

1700 NORTH POINTE DRIVE
(919) 220-5811

3632 00061 97131 06/09/23 07:27 PM
SALE SELF CHECKOUT

-----Military Discount-----
039961000026 TANK VALVE <A> <M> 8.98
TOILET TANK REPAIR/T VALVE CODE APPR
MAX REFUND VALUE \$8.08
051411275006 CONNECTOR <A> <M> 4.98
N130 NM PUSH-IN CONN 3/8" PK10
MAX REFUND VALUE \$4.48
Military Discount -1.40

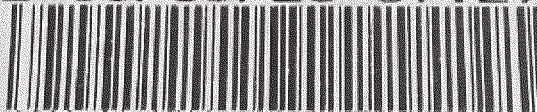
SUBTOTAL 12.56
SALES TAX 0.94
TOTAL \$13.50
HOME DEPOT

USD\$ 13.50
TA

AUTH CODE 009401/2615141
Chip Read
AID A00000000049999D8400303 THD PLCC CON

<M> = Military Appreciation

3632 06/09/23 07:27 PM



3632 61 97131 06/09/2023 5729

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 365 06/08/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

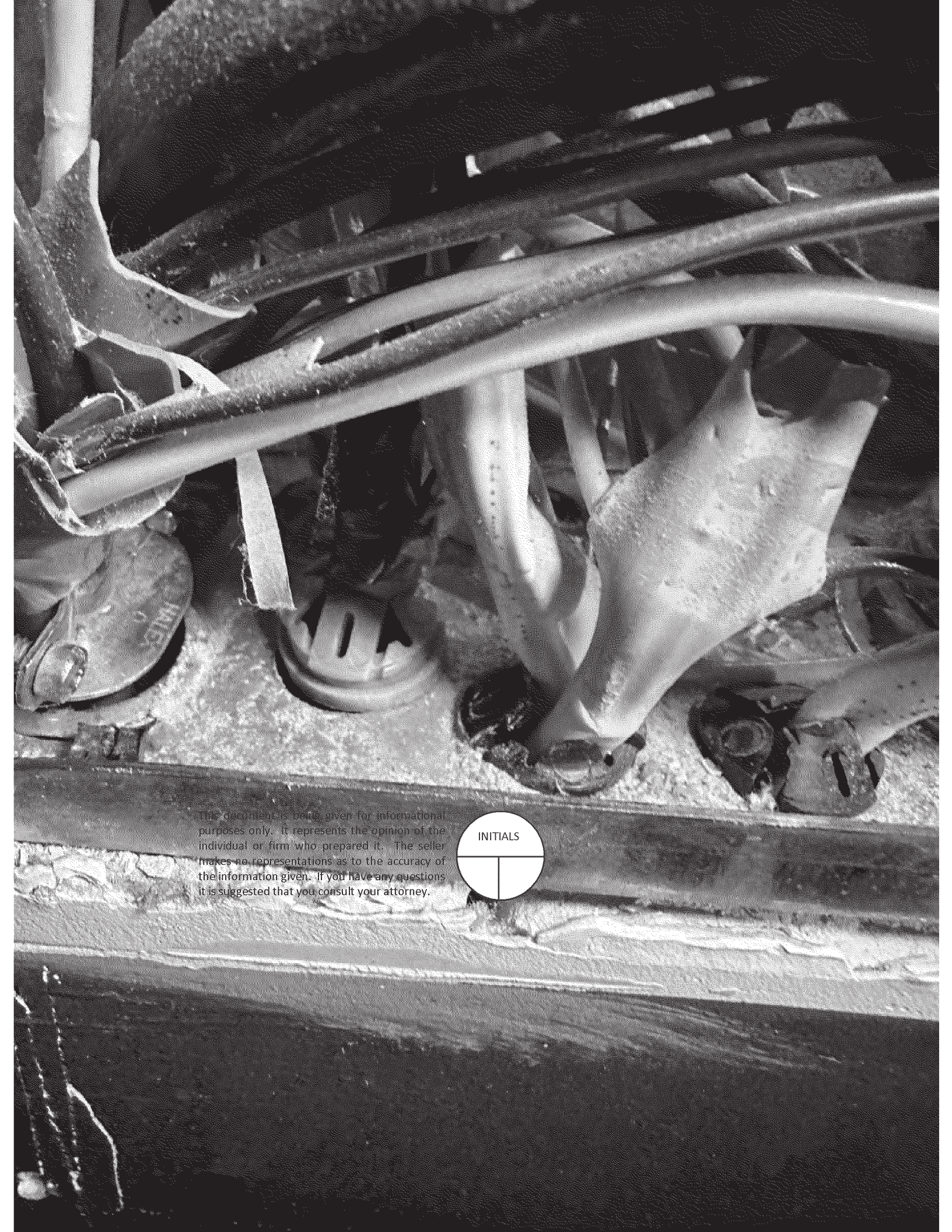
www.homedepot.com/survey

User ID: H8B 198183 194612
PASSWORD: 23309 194551

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

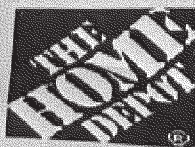
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How doers
get more done.

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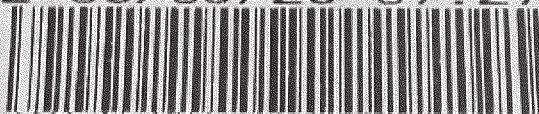
SUBTOTAL 12.56
SALES TAX 0.94
TOTAL \$13.50
HOME DEPOT

USD\$ 13.50
TA

AUTH CODE 009401/2615141
Chip Read
AID A00000000049999D8400303 THD PLCC CON

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3632 06/09/23 07:27 PM



3632 61 97131 06/09/2023 5729

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Opine en español

www.homedepot.com/survey

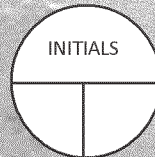
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PASSWORD: 23309 194551

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This receipt 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.

INITIALS



LOWE'S HOME CENTERS, LLC
9595 HALL ROAD
MORGANTOWN, WV 26501 (304) 993-3100

- MILITARY - PERSONAL USE SALE -
- SALE -

SALES#: FSTLAN02 4668861 TRANS#: 970851756 06-04-23

56620 LOAD CENTER TRIM SCREWS 6	7.77
8.63 DISCOUNT EACH	-0.86
752048 ETN 15A-125V TR/WR ST BFC	21.88

SUBTOTAL:	29.65
TOTAL TAX:	1.78
INVOICE 99185 TOTAL:	31.43
VISA:	31.43

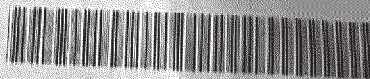
TOTAL DISCOUNT: 0.86

THANK YOU FOR YOUR
MILITARY SERVICE

MYLOWE'S CARD NUMBER: 489001122680323

CHIP REFID: 167129185099 06/04/23 12:45:05
TUR : 8080000800
TSI : 6800 AID : 80000000031010

STORE: 1671 TERMINAL: 29 06/04/23 12:45:21
OF ITEMS PURCHASED: 2
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* 1 ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *

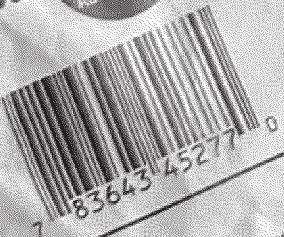
ENTER BY COMPLETING A SHORT SURVEY
WITHIN ONE WEEK AT: www.lowes.com/survey
Y O U R I D #991853 167121 555051

NO PURCHASE NECESSARY TO ENTER OR WIN.
VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.
OFFICIAL RULES & WINNERS AT: www.lowes.com/survey

STORE: 1671 TERMINAL: 29 06/04/23 12:45:21

ACCESSORIES

electriCenter
ACCESSORIES



REPLACEMENT TRIM SCREWS

6110439 Rev01

electriCenter

ACCESSORIES

CATALOG NUMBER

ECTS2

electriCenter
ACCESSORIES

TRIM SCREWS

Same As:

■ TS2 ■ LX100CS

⚠ WARNING: Cancer and Reproductive Harm -
www.P65Warnings.gov



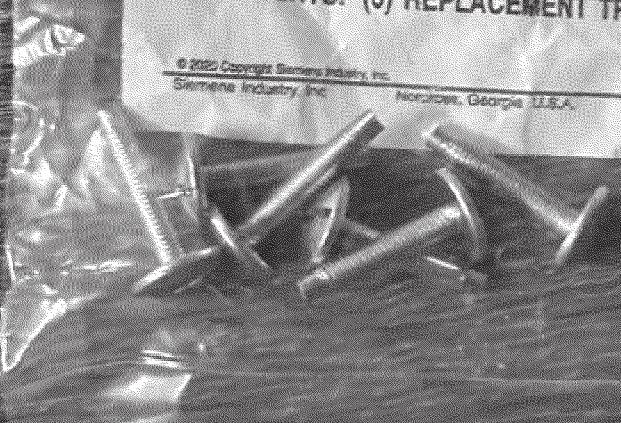
7 83643 45277 0

CONTENTS: (6) REPLACEMENT TRIM SCREWS

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Siemens Industry, Inc.

Norcross, Georgia, U.S.A.

4810433 Rev.01



STORE
OF
EXCLUDES

THANK YOU
FOR DETAILS ON
LOVE'S
A WRITTEN COPY OF THE
AT OUR CUSTOMER

FOR MORE DETAILS, VISIT LOVE'S PAGE
ON THE WEBSITE

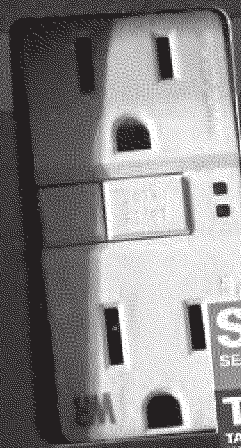
SHARE YOUR FEEDBACK
ENTER FOR A CHANCE TO
WIN ONE OF FIVE \$500 VISA GIFT CARDS
ENTER BY COMPLETING A SHORT SURVEY
WITHIN ONE WEEK AT: www.loves.com/survey

NO PURCHASE NECESSARY TO ENTER OR WIN.
VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.
OFFICIAL RULES & OTHERS AT: www.loves.com/officialrules
TERMS: 29 06/04/23 12:00:21

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INITIALS

INITIALS



ST

SELF-TEST

TWR
TAMPER &
WEATHER
RESISTANT

FAT•N

TWRSGF15

electriCenter

ACCESSORIES

CATALOG NUMBER

ECTS2

electricCenter
ACCESSORIES

TRIM SCREWS

Same As
TS2 LX190CS

 **Permanently Damages and Reproductive Harm**
www.hazardous.org

7 83643 45277

CONTENTS: (6) REPLACEMENT TRIM SCREWS

LO

LOVE'S HOME CEN.
9192 MILL RD.
MORGANTOWN, WV 26501
- MILITARY - PER

06850R: F01LAWD2 4680861 - SALE
50623 LORD CENTER TAIN SCIENCE &
R-83 DISCOUNT ENCH THRUWA STORST
02048 EIM 134-129U TRANN ST OF

0.86
 21.88
 25.45
 1.75
 31.43
 31.43
 0.86

TOTAL DISCOUNT:
 THANK YOU FOR YOUR
 MILITARY SERVICE

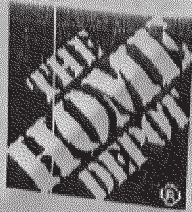
FOR YOUR SERVICE
POLICE'S CARD NUMBER: 48906172200323
UIDA: KKKKXXXXXXXXXX XXXXXX 01-03-2003-000000
CHIP REFID: 1671700000 00/00/22 12-01-02
TST : 6000 TST : 0000000000
ITEMS
FEES

[illegible]

A close-up of a shipping label featuring a barcode. Above the barcode, the text "EMS" and "SERVICES" is partially visible. Below the barcode, the words "FOR DELIVERY" and "THANK YOU" are printed.

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INITIALS



How doers
get more done.

11915 RETAIL DR. WAKE FOREST NC 27587
STORE MGR CHRIS KRAFT 919-562-2202

3647 00003 81996 06/11/23 02:40 PM
SALE CASHIER CYNTHIA

-----Military Discount-----
086584445024 36X80 SLAB <A> <M> 164.00
36"X80" PREMIUM 6 PANEL SLAB
MAX REFUND VALUE \$147.60
Military Discount -16.40

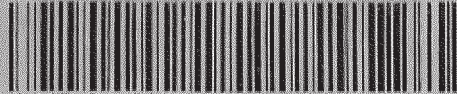
SUBTOTAL 147.60
SALES TAX 10.70
TOTAL \$158.30
HOME DEPOT

USD\$ 158.30
TA

AUTH CODE 011439/0032432
Chip Read
AID A00000000049999D8400303 THD PLCC CON

<M> = Military Appreciation

3647 06/11/23 02:40 PM



3647 03 81996 06/11/2023 8659

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
11 365 06/10/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HTK 167928 164284
PASSWORD: 23311 164281

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

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INITIALS



Rapid Mold Removal, LLC
2556 Alamo Dr Ste 50A
Lansing, MI 48911
8002691909
accounting@rapidmoldremoval.net
www.rapidmoldremoval.net

Receipt

Received From
2053 Montgomery Road
Franklinton, North Carolina
27525

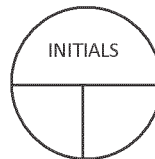
Date: 08/15/2023
Payment Method: Credit Card
Reference No: 1268

Invoice Number	Invoice Date	Due Date	Original Amount	Balance	Payment
101926	08/11/2023	08/14/2023	1857.50	1857.50	1857.50

Memo:

Amount Credited: \$0.00
Total: \$1,857.50

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No additional transfer fees or taxes apply.

Payment services brought by:

Intuit Payments Inc.

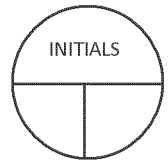
2700 Coast Avenue, Mountain View, CA 94043

Phone number 1-888-536-4801

NMLS #1098819

For more information about Intuit Payments' money transmission licenses, please visit <https://www.intuit.com/legal/licenses/payment-licenses/>

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Scope of Work and Inspection Report

Disclaimer: The following specifications describes procedures for inspection and remediation of mold contaminated areas within a building structure. This specification does not address measures to be taken to address water penetration and moisture issues that caused the mold growth. This specification does not address repairs to building structures and mechanical systems. The attached letter contains a general description of inspection and remediation that was performed at the addressed building. If mold air testing is recommended that will not be identified through this specification.

Changes to this report must be addressed with the technician who performed the services as well as management of the company. We reserve the right to refuse changes due to liability and integrity.

RMR, LLC Midwest
Rapid Mold Removal, LLC
1-800-269-1909



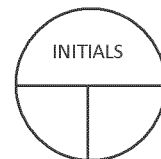
Headquarters
2556 Alamo Dr
Lansing, MI 48911-6310
www.RapidMoldRemoval.net

This report is a mold inspection or scope of work report. A mold protocol and air quality test can be performed for an additional fee. For air quality testing, a detailed report of identified mold spores will be forwarded to those who choose this service.

The purpose of the mold inspection is to attempt to detect the presence of mold by performing a visual inspection of the property. The scope of the inspection is limited to the readily accessible areas of the property and based on the condition of the property at the time and date of the inspection. This report does not guarantee that mold does or does not exist. The report is only an indicator of the absence or presence of visible microbial growth.

Rapid Mold Removal is not able to identify the spore count and species of mold without the results of an air quality test.

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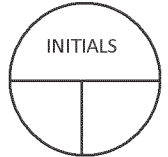
RMR, LLC Midwest
Rapid Mold Removal, LLC
1-800-269-1909



Headquarters
2556 Alamo Dr
Lansing, MI 48911-6310
www.RapidMoldRemoval.net

Aug 3, 2023

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William Holzapfel
2053 Montgomery Road
Franklinton NC 27525
Invoice#101548

Rapid Mold Removal, LLC
Corporate Headquarters
2556 Alamo Dr Suite 50
Lansing, MI 48911

Dear,

On Aug 1, 2023 Rapid Mold Removal performed Mold Remediation at The following report identifies the work that was performed:

Upon arrival at the property listed above, our technician identified and treated microbial growth in the areas following:

- Crawlpace; Our technician treated 1486 sqft of microbial growth with an anti-microbial disinfectant solution and stain remover. Our technician did note a moisture issue in this space caused by excessive humidity build up. We recommend the installation of a dehumidifier in the space to help keep the moisture levels below 50%. All moisture issues need to be addressed within 60 days of treatment for our 5 year warranty to be valid.

To ensure safety, our technician may wear the following: Tyvek Suit, Air Respirator, Gloves, and Booties.

The following chemicals were used in the mold removal process; RMR-86 and Botanical Anti-microbial Disinfectant.

A High-Efficiency Particulate Air (HEPA) Vacuum was used to remove any additional fall-out spores that could cause contamination.

Procedures for remediation and spore control may include the following:

1. Visual inspection on affected areas of property and the use of a moisture meter *may* be utilized to determine levels of moisture on horizontal and vertical surfaces.



2. A mold air test may be performed at an additional charge to identify spore counts if mold growth is not visible.
3. Prior to any work being performed the customer must turn off any plumbing and/or electrical in the area being treated to avoid damage to systems.
4. A containment area *may* need to be set up to isolate a contaminated area for mold removal. An air scrubber will be used inside of the contained area when possible.
5. The technician will designate an equipment cleaning area that allows for minimal transfer of equipment through other areas of the premises.
6. The technician will pre-clean all affected areas with a HEPA vacuum to remove any potential spores.
7. It *may* be necessary to perform demo of any effected areas that can not be treated such as drywall or carpeting.
8. The technician will place removed materials in a contractor's bag to prevent the release of airborne spores.
9. Treatment of all mold contaminated materials using EPA approved chemicals will commence.
10. Use of a HEPA vacuum to remove any disturbed mold spores *may* be performed after treatment.
11. All waste in small bags may be disposed of by the technician unless otherwise discussed with the property owner. This is not to include dumpster bags which should be placed to the road until they are picked up or dumpsters.

Exposure to elevated mold levels isn't necessarily harmful to those who have been exposed. However, those with auto-immune diseases, elderly and children as well as pregnant women and those with allergies, asthma or chemical sensitivity may experience adverse effects of mold exposure.

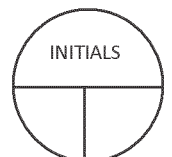
Mold spores can enter the human body through three means:

- Inhalation of airborne spores
- Ingestion of spores through food
- Through the dermis

Mold elevations can cause allergies, toxicosis, asthma, irritation and other conditions.

It is highly recommended that those suffering mold exposure have the mold in their dwelling remediated by a mold removal specialist. It is not recommended that mold elevations be treated by anyone who is not an IICRC certified mold professional trained to remediate to S520 standards.

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RMR, LLCMidwest
Rapid Mold Removal, LLC
1-800-269-1909



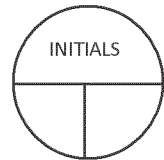
Headquarters
2556 Alamo Dr
Lansing, MI 48911-6310
www.RapidMoldRemoval.net

Please see the next page for photos of the work that was completed at the above listed address. If you have any questions, please feel free to contact our customer service office at 1(800)269-1909 or service@rapidmoldremoval.com. Thank you for choosing Rapid Mold Removal for your mold removal needs!

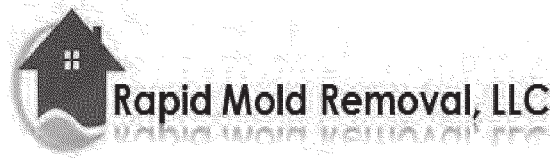
Sincerely,

Rapid Mold Removal,
Customer Service Team

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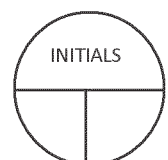


RMR, LLCMidwest
Rapid Mold Removal, LLC
1-800-269-1909



Headquarters
2556 Alamo Dr
Lansing, MI 48911-6310
www.RapidMoldRemoval.net

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Rapid Mold Removal
2556 Alamo Dr, Suite 50
Lansing, MI 48911
Phone: (919) 335-5728
Fax: (800) 207-5685

Invoice #: 100618

Day: Tuesday
Date: June 27, 2023

William Holzapfel
2053 Montgomery Road
Franklinton, North Carolina 27525

Hello William:

On the next page is the invoice for the mold removal services that we recently performed at 2053 Montgomery Road.

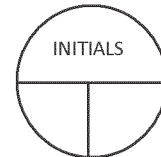
Please remit payment at your earliest convenience. Please reference job number 100618 with your payment.

You can pay your bill by calling our payment processing center at (919) 335-5728.

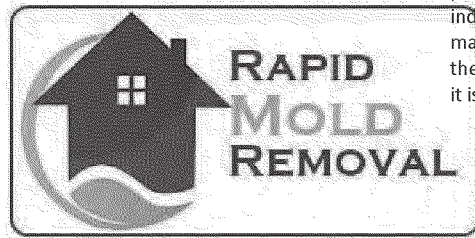
We appreciate your business!

Rapid Mold Removal
(919) 335-5728

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Interest of 1.5% per month will be applied to unpaid balances as well as all costs of collection, lien, court, and attorney fees. Delinquent balances are reported to all major credit bureaus. Late fees and 1.5% interest apply 30 days after invoice due date.



2631 Eaton Rapids Rd
Lansing, MI 48911

Rapid Mold Removal, LLC's 5 Year Limited Warranty

Rapid Mold Removal, LLC, provides mold inspection, testing and remediation services. By accepting Rapid Mold Removal, LLC's proposal, you enter into a contract for mold remediation services subject to a five (5) year warranty limited warranty. The limited warranty is transferable at no extra charge. By signing this document, you hereby enter into this contractual agreement with Rapid Mold Removal, LLC, in which Rapid Mold Removal, LLC, ("RMR") will perform the services outlined in the provided Proposal.

Mold Testing: RMR will take samples, forward them to an experienced third-party laboratory, help you interpret results, and make recommendations based on its ability and knowledge.

Mold Remediation: RMR shall remove the mold and identify the problem according to industry standards. RMR shall return the treated area to normal levels of mold spore count, approximate to the outside air. It is agreed that it is impossible for RMR to completely remove all microscopic mold spores in the area, as mold is part of our natural environment and levels of mold are always present in the air.

RMR is not liable for any items that must be disposed of due to contamination. Items that the property owner determines they want to keep must be expressly identified or removed from the working area by the property owner, as well as identified to the technician before the work is to begin. If the items that are kept are determined to be contaminated with mold, this may void the warranty due to the contaminated item still residing at the property.

If RMR 86 Stain Remover is used at a property to perform mold remediation, the property occupants will be asked to vacate the premises for a minimum of 48 hours. Any expenses that occur while the property is vacated (i.e. hotel or motel stays) are the sole responsibility of the property owner.

Post Testing

Rapid Mold Removal may perform post testing in the staging area for internal controls at the expense of the property owner. If there is a concern about air quality or cross contamination, it is recommended that a third party not associated with RMR, or any of its affiliates, conduct clearance testing. Testing is not mandatory due to the size and location of the mold colonies and the way convections move air throughout the home, as well as the visibility of the mold colonies.

Limitations

The remediated area must be kept free of excess moisture and direct contact with water for the warranty to be valid. "Excess moisture" is defined as anything above outside atmospheric humidity or due to direct contact with water or moisture. If RMR did not initially fix the moisture source, a third party must do so within 45 days with proof of receipt and pictures. If mold returns to the area before the moisture source correction takes place, RMR will charge a return trip fee to remove any additional mold. Even if a mold problem is diagnosed and remediated by RMR, it is possible that reoccurring mold growth can occur if you do not take active steps to keep the area in question dry and well-ventilated pursuant to RMR's recommendations. It is your sole responsibility to perform these actions at your expense within 45 days from the date of treatment. RMR cannot be responsible for remediating the mold again if you fail to take these actions.

If any property item(s) kept by the property owner is/are determined to be contaminated with mold, any space/item affected by this property item are excluded from this warranty.

If it is believed that mold is still present at a property after treatment and encapsulation, the property owner must obtain a post air test at the property owners' expense to determine if mold is still present, prior to making a warranty claim. There must be visible signs of mold if it is thought that mold is still present after remediation and the customer is seeking a warranty claim. In such an instance, RMR will return to treat the affected area at no additional charge, subject to the limitations above.

In the event other contractors perform similar services provided in the proposal during the warranty period, the warranty is null and void.

This warranty is effective for five (5) years, beginning the date of the mold remediation.

RMR is responsible only for the services outlined in the Proposal that is signed by you, paid in full, and completed by RMR. RMR is not responsible for the non-discovery of any water damage, water infiltration, ventilation issues, moisture buildup, mold contamination or other condition of your property or any other problem which may occur or become evident after remediation has occurred. RMR is not responsible for any future water, moisture, ventilation or mold problems or any future failures or repairs at your property not directly caused by RMR's work or services. RMR is neither an insurer or guarantor against water, moisture, ventilation, mold or other problems that may occur at your property. Rapid Mold Removal assumes no responsibility for the cost of repairing any water, moisture or ventilation issues or any other conditions associated with mold growth. This is the sole responsibility of the property owner.

Incidental Damage Disclosure

When performing services in the attic, incidental drywall and paint damage can occur in the living space below due to a technician applying weight to rafters. This damage can include cracking, nail pops, dust and other cosmetic items. RMR is not responsible for repairing damage due to rafter deflection or damage that is incidental to and in the course of our responsibilities under the Proposal. The owner of the property is responsible for turning off water and electricity where necessary during the duration of the work.

RMR is not responsible for damage to water systems and electrical systems, as well as any carpeting, flooring, furniture or personal belongings that are not covered or removed by the property owner before work is performed. RMR will provide repairs for an additional cost and in addition to the Proposal, provided that you have authorized said repairs in writing, and have provided in advance not less than 50% of the estimated cost as a deposit.

In some instances, "staining" can remain at a property after mold remediation is performed with Botanical Anti-Microbial Disinfectant. Staining/discoloration is residual coloring left over after the mold spores have been terminated. Staining/discoloration or deterioration does not imply that mold is still active and present.

Acknowledgment

In signing this agreement, you understand that Rapid Mold Removal has a right to cure and is not responsible for payment of service to other contractors if you are not satisfied with the service provided by Rapid Mold Removal; nor is this a money back guarantee if the customer chooses to seek reimbursement for work rendered.

Rapid Mold Removal agrees to remediate your mold problems as set forth in the Proposal but makes no guarantees and shall not be held accountable for your health or the health of anyone who resides or spends time in the property. You understand that we cannot make recommendations on health and that you should consult a medical professional if you experience mold related health symptoms.

Payment in full is due upon completion of service

This agreement constitutes the entire agreement between the parties with respect to its subject matter and constitutes and supersedes all prior agreements, representation and understandings of the parties, written or oral. Having fully understood this agreement, I hereby authorize RMR to perform the inspection/testing/remediation of the subject property.

This warranty is made to the following address and is transferred upon ownership change for the duration of the warranted start date:

Property Address: 2053 Montgomery Road, Franklinton, NC 27525

Issued By: Lance McCarty

Date Issued: 8/3/2023

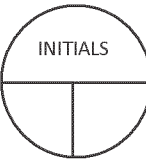
Title: CMR, CMRC, AMRT, WRT, ASD
Warranty Only Valid Once Invoice is Paid in Full and Signed and Returned
2-Year Limited Warranty on Workmanship

Rapid Mold Removal, LLC also warrants the workmanship of employees and subcontractors for a period of two years from issuance date. Damage caused by neglect, natural disasters, or workers not associated with Rapid Mold Removal, LLC will not be covered. Keep this warranty in a safe place and call Rapid Mold Removal, LLC if you have any questions or would like to process a warranty claim.

Customer Signature: _____

Date Issued: _____

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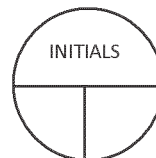




3130 Old Farm Lane, Suite 1
Commerce Twp., MI 48390

877-665-3373

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Laboratory Report

Prepared Exclusively For:

Rapid Mold Removal LLC
2607 Eaton Rapids Rd
Lansing, MI 48911
1-800-269-1909
info@rapidmoldremoval.net



Project: William Holzapfel

Report Date: 08/10/2023

Sampled: 08/09/2023

Received: 08/10/2023

Project # 101801 Lab # E193499

Analyzed: 08/10/2023



Report Prepared For: Rapid Mold Removal LLC
Project Name: William Holzapfel
Project Number: 101801
Report Date: 08/10/2023
Lab Number: E193499

Table of Contents

1 Laboratory Results

- *Laboratory results from the samples collected at the site.*

2 Understanding Laboratory Results

- *Detailed summary of how to understand the analytical results from the samples including interpretive guidelines.*

3 Sample Identification Definitions

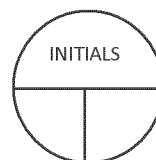
- *Information about the organisms identified in the samples analyzed.*

4 Glossary of Terms

- *Definitions of frequently used terms.*

5 Warranties, Legal Disclaimers, and Limitations

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Report Prepared For: Rapid Mold Removal LLC
Project Name: William Holzapfel
Project Number: 101801
Report Date: 08/10/2023
Lab Number: E193499

1 - Laboratory Results

Location: Crawl / Joist

Sample # E193499 - 1

Medium Type: Tape Lift

Serial # 231211

Sample Identification

- Fungi -

Pen/Asp group

Basidiospores

Chaetomium

Cladosporium

Prevalence

Present on 51 - 75% of sample area.

Present on less than 5% of sample area.

Present on less than 5% of sample area.

Present on less than 5% of sample area.

Background Item

Level

Dust / Debris

Medium

Hyphal Fragments

Low

Opaque Particles

Low

Analytic Methods and Formulas:

IMS Analytical Method: 2.6.1 (method for analyzing abundant organisms tape lift).

Note that this report may use mold-specific units of measure, such as Spores/cu. m and CFU/cu. m, for Sample Identifications which are not mold. Examples include pollen, fabric and fiberglass fibers, insect particles, and ash. In this context, "CFU" and "Spore" refer to individual pieces of the identified material. For Background Items, the Levels are defined thus: "Very Low" is present on less than 5% of sample area; "Low" is present on 6%-25% of sample area; "Medium" is present on 26%-50% of sample area; "High" is present on 51%-75% of sample area; "Very High" is present on 76%-100% of sample area.

IMS Laboratory, LLC is accredited through the AIHA-LAP, LLC and participates in Environmental Microbiology Proficiency Testing, EMPAT #172958. Data is provided in compliance with AIHA-LAP, LLC policy modules and ISO/IEC 17025:2017 guidelines.

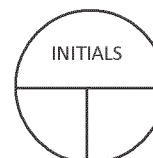


Kathryn C. Langley

08/10/2023

Kathryn C. Langley, Laboratory Manager

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Report Prepared For: Rapid Mold Removal LLC
Project Name: William Holzapfel
Project Number: 101801
Report Date: 08/10/2023
Lab Number: E193499

2 - Understanding Laboratory Results

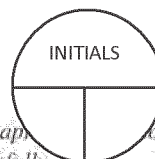
Laboratory findings must only be considered as part of an overall mold investigation. The interpretation of the findings must only be made by a qualified individual after reviewing all relevant data. Visual information and environmental conditions measured during the site assessment are crucial to any final interpretation of the results. A very good reference book which covers sampling and data interpretation has been published by The American Conference of Governmental and Industrial Hygienists and is entitled *Bioaerosols: Assessment and Control*, 1999.

Numerical guidelines cannot be used as the primary determinant as to whether a mold problem may exist. Concentrations of mold in the air will vary depending on weather conditions, building air flow, time of day and time of year. Comparisons between indoor and outdoor mold levels, types of mold found, visual information and environmental conditions are more important in interpreting results than reliance on specific numeric thresholds.

In *Indoor Air Quality in Office Buildings: A Technical Guide*, Health Canada, Revised 1995 (Pages 49-50), Health Canada set forth guidelines which can be used to better understand air testing results. The guidelines included these general principles. Significant numbers of certain pathogenic fungi should not be present in indoor air (e.g. *Aspergillus fumigatus*, *Histoplasma*, and *Cryptococcus*). Bird or bat droppings in air intakes, ducts or rooms should be assumed to contain these pathogens. The persistent presence of significant numbers of toxigenic fungi (e.g. *Stachybotrys atra*, toxigenic *Aspergillus*, *Penicillium* and *Fusarium* species) indicate that further investigation and action should be taken. The confirmed presence of one or more fungal species occurring as a significant percentage of a sample in indoor air samples and not similarly present in concurrent outdoor samples is evidence of a fungal amplifier. The "normal" air mycoflora is qualitatively similar and quantitatively lower than that of outdoor air. The significant presence of fungi in humidifiers and diffuser ducts and on moldy ceiling tiles and other surfaces requires investigation and remedial action regardless of the airborne mold concentrations.

Generally, mold spores are present everywhere. As a general rule, "normal" air mycoflora is qualitatively similar and quantitatively lower than that of outdoor air. When the converse is true, it is likely that an indoor source of mold may exist. However, even this most basic rule may produce misleading results. Airborne mold spore levels vary widely due to factors such as weather conditions and activity levels. For example, in a "normal" home, indoor mold spore levels may be elevated above outdoor spore levels after vacuuming (when airborne indoor levels could be unusually high) or after a heavy snow (when outdoor levels could be unusually low).

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This report has been prepared by IMS Laboratory, LLC at the request of and for the exclusive use of Rapid Mold Removal LLC. Read the important terms, conditions, and limitations that apply to this report carefully.



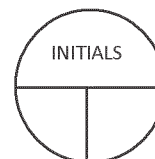
Report Prepared For: Rapid Mold Removal LLC
Project Name: William Holzapfel
Project Number: 101801
Report Date: 08/10/2023
Lab Number: E193499

Surface Sampling primarily identifies the types and relative proportions of mold on a surface. Viable surface sampling will identify living mold, while nonviable surface sampling will identify all mold (but cannot distinguish between living or dead mold). Surface sampling may confirm that a substance is mold or identify the types of mold present on the surface. Because mold is everywhere, there is a high probability that a surface sample from a "clean" surface will still identify mold on that surface.

There are currently no state or federal standards or guidelines regarding results of fungal samples. There are no levels, which are typical or permissible. There are no recommended exposure limits, no permissible exposure limits, no threshold limit values and no short term exposure limits.

These guidelines are not intended, nor should they be used, for health evaluation purposes or to evaluate the safety of an occupied space. A physician should be consulted regarding health and/or safety questions.

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Report Prepared For: Rapid Mold Removal LLC
Project Name: William Holzapfel
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Report Date: 08/10/2023
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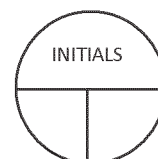
3 - Sample Identification Definitions

Basidiospores

A large group of spores that are very ubiquitous in nature. They are released from mushrooms, shelf fungi, puffballs, and a variety of other macro fungi. Basidiospores may be allergenic to those with seasonal allergies.

Found in these Sample Locations: (1) Crawl / Joist

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Chaetomium

A type of ascospore commonly isolated from soil. It is found on a variety of substrates including decomposing plant material and wood, dung, straw, and damp or water-damaged cellulose (e.g. paper on drywall). As a moisture-indicator fungi, Chaetomium only grows when the substrate has a current or previous severe moisture problem. There are over 100 documented species of Chaetomium, several of which are reported to be toxigenic; if not speciated, the genus Chaetomium should be assumed to be toxigenic. It has been known to cause systemic, cerebral, cutaneous, subcutaneous, and pulmonary infections, though usually only in the immunocompromised.

Found in these Sample Locations: (1) Crawl / Joist

Cladosporium

One of the most commonly identified outdoor fungi. It is often found indoors in numbers less than outdoors. Cladosporium is also found on decaying plants and food, straw, paint, and textiles. It is generally regarded to be allergenic and can be a cause of extrinsic asthma (immediate type hypersensitivity: Type I). Cladosporium has been reported in cases of skin lesions, keratitis, onychomycosis, sinusitis, and pulmonary infections.

Found in these Sample Locations: (1) Crawl / Joist

Pen/Asp group

The spores of the genera *Penicillium*, *Aspergillus*, and *Trichoderma* are quite similar when viewed under a microscope and are grouped together under the heading Pen/Asp. *Penicillium* species are among the most common fungi found in indoor environments, particularly basements. Certain species may cause infections of the eye, external ear, respiratory system, and urinary tract. Some species of *Aspergillus* are parasitic on insects, plants, and animals including humans. All *Aspergillus* species are allergenic. Various species can cause extrinsic asthma,

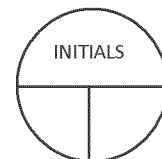


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pulmonary emphysema, opportunistic infections of the ears and eyes, and severe pulmonary infections. Some species of *Penicillium*, *Aspergillus*, and *Trichoderma* produce mycotoxins which may be associated with diseases in humans and animals. Several toxins are considered potential human carcinogens. The genus *Trichoderma* has been reported to cause infections in immunocompromised individuals, patients undergoing dialysis, and individuals with chronic kidney failure or chronic lung disease.

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4 - Glossary of Terms

Agar ~

A gelatinous medium used for growing microorganisms (e.g. mold, yeast, and bacteria).

Colony ~

A group of hyphae (filaments) of the same type of microorganism growing together. A colony can be seen with the naked eye.

Colony Forming Unit (CFU) ~

A unit of measure describing the number of colonies present in or on a surface of a sample.

Exposure ~

The exposure refers to the quantity of a sample collected for laboratory analysis. With reference to air tests, the exposure is determined by multiplying the flow rate of the collection device by the length of time the device was operating.

Fungus (fungi, pl) ~

Fungi are a form of life (eukaryotic) which can range from unicellular to filamentous. Fungi lack chlorophyll and absorb nutrients. Fungi can reproduce by sexual, asexual, or both means. Mold is a type of fungi.

Hypha (hyphae, pl) / hyphal fragment ~

Hypha is the tubular filament which is the vegetative, nutrient absorbing portion of the fungus.

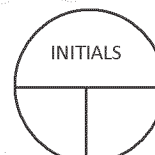
Isolate (verb, Microbiology) ~

To obtain or extract a microorganism from an environment or mixed culture.

Mold ~

A very large group of microscopic fungi. Most are filamentous organisms and produce spores that can be air-, water-, or insect-borne. Mold can be a common trigger for allergies. For people who are sensitive to mold, exposure can cause symptoms such as nasal stuffiness, eye irritation, or wheezing. People with serious allergies to mold may have more severe reactions. Severe reactions may occur among workers exposed to large amounts of molds in occupational settings. People with chronic illnesses, such as obstructive lung disease, may develop mold infections in their lungs. Mold growth in the home can be slowed by keeping humidity levels below 50% and ventilating showers and cooking areas.

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Mycotoxin ~

A substance produced by fungi which can be toxic to man and/or animals.

Opaque particle ~

Opaque particles are dark, non-biological, debris through which light will not pass.

Petri Dish ~

A dish containing agar for the culturing of microorganisms (e.g. fungi or bacteria).

Raw Count ~

The number of particles counted by an analyst during the examination of specimen.

Reporting Limit (RL) ~

The reporting limit (RL) is the limit of detection for an analyte that can be reliably reported by using a given analytical method. The RL is dependent on the time and volume of sampling.

Sample Medium ~

The sample medium refers to the type of test conducted (e.g. swab, spore trap air test, tape lift, etc.).

Serial Number ~

A manufacturer's specific identification code on a test medium (e.g. spore trap or tape lift).

Spore ~

A propagule/structure produced by fungi as a means of reproduction, survival, and dissemination. Spores can be single cellular or multicellular.

Spore Trap ~

A Spore trap is a collection device (or media) used to capture airborne spores and other airborne particulates. Spore traps are analyzed by microscopic means and do not distinguish between viable and non-viable cells.

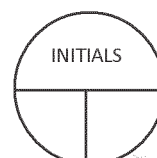
Too Numerous To Count (TNTC) ~

TNTC is used to denote specimens in which a type of organism is present at an extremely high level or has grown together so that individual colonies cannot be distinguished.

Toxigenic fungi ~

Toxigenic fungi are fungi capable of producing toxic substances.

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5 - Warranties, Legal Disclaimers, and Limitations

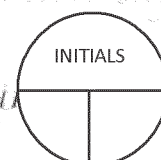
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The study and understanding of molds is a progressing science. Because different methods of sampling, collection and analysis exist within the indoor air quality industry, different inspectors or analysts may not always agree on the mold concentrations present in a given environment. Additionally, the airborne levels of mold change frequently and by large amounts due to many factors including activity levels, weather, air exchange rates (indoors), and disturbance of growth sites. It is possible for report interpretations and ranges of accuracy to vary since comprehensive, generally accepted industry standards do not currently exist for indoor air quality inspections of mold in residential indoor environments. This report is intended to provide an analysis based upon samples taken at the site at the time of the inspection. Mold levels can and do change rapidly, especially if home building materials or contents remain wet for more than 24 hours, or if they are wet frequently. This report is not intended to provide medical or healthcare advice. All allergy or medical-related questions and concerns, including health concerns relating to possible mold exposure, should be directed to a qualified physician. If this report indicates indoor mold levels that are higher than in typical indoor living spaces relative to the outdoor environment, or indicates any findings that are of concern to you, further evaluation by a trained mold professional or a Certified Industrial Hygienist (CIH) may be advisable.

Results pertain only to the samples tested as received by IMS. Unless otherwise noted in the body of this report the condition of samples upon receipt was acceptable. Blank samples are reported in the same manner as all other samples. The results are not corrected for contamination.

This report is generated by IMS at the request of, and for the exclusive use of, the IMS client named on this report. Project Name, Project Number, Sampling Date, Sampling Locations and Exposure times and rates have been provided to IMS by the client, and may affect the validity of the results. The analysis of the test samples is performed by IMS. This report applies only to the samples taken at the time, place and location referenced in the report and received by IMS, and to the property and weather conditions existing at that time only. Please be aware, however, that property conditions, inspection findings and laboratory results can and do change over time relative to the original sampling due to changing conditions, the normal fluctuation of airborne mold, and many other factors. IMS does not furnish, and has no responsibility for, the inspector or inspection service that performs the inspection or collects the test samples. It is the responsibility of the end-user of this report to select a properly trained professional to conduct the

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inspection and collect appropriate samples for analysis and interpretation. Neither IMS, nor its affiliates, subsidiaries, suppliers, employees, agents, contractors and attorneys ("IMS related party") are able to make and do not make any determinations as to the safety or health condition of a property in this report. The client and client's customer are solely responsible for the use of, and any determinations made from, this report, and no IMS related party shall have any liability with respect to decisions or recommendations made or actions taken by either the client or the client's customer based on the report.

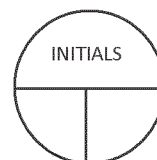
Samples analyzed by IMS are disposed the day that they are analyzed. Storage may be available for a fee with written request at the time the samples are submitted for analysis.

IMS hereby expressly disclaims any and all representations and warranties of any kind or nature, whether express, implied or statutory, related to the testing services or this report including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of IMS and whether IMS has been informed of the possibility of such damages, arising out of or in connection with IMS's services or the delivery, use, reliance upon or interpretation of test results by client or any third party. In no event will IMS be liable for any special, indirect, incidental, punitive, or consequential damages of any kind regardless of the form of action whether in contract, tort (including negligence), strict product liability or otherwise, arising from or related to the testing services or this report.

IMS accepts no legal responsibility for the purposes for which the client uses the test results. IMS 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. Additionally, neither this report nor IMS makes any express or implied warranty or guarantee regarding the inspection or sampling done by the inspector, the qualifications, training or sampling methodology used by the inspector performing the sampling and inspection reported herein, or the accuracy of any information provided to IMS serving as a basis for this report. The total liability of IMS related to or arising from this report to a client or any third party, whether under contract law, tort law, warranty or otherwise, shall be limited to direct damages not to exceed the fees actually received by IMS from the client for the report. The invalidity or unenforceability, in whole or in part, of any provision, term or condition herein shall not invalidate or otherwise affect the enforceability of the remainder of these provisions, terms and conditions. Client shall indemnify IMS 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 IMS's services, the test result data or its use by client.

- End of Lab Report Number E193499 -

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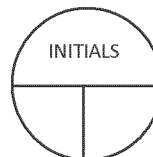




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Laboratory Report

Prepared Exclusively For:

Rapid Mold Removal LLC
2607 Eaton Rapids Rd
Lansing, MI 48911
1-800-269-1909
info@rapidmoldremoval.net



Project: William Holzapfel

Report Date: 08/15/2023

Sampled: 08/11/2023

Received: 08/15/2023

Project # 101926 Lab # E193651

Analyzed: 08/15/2023



Report Prepared For: Rapid Mold Removal LLC
Project Name: William Holzapfel
Project Number: 101926
Report Date: 08/15/2023
Lab Number: E193651

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1 Laboratory Results

- *Laboratory results from the samples collected at the site.*

2 Understanding Laboratory Results

- *Detailed summary of how to understand the analytical results from the samples including interpretive guidelines.*

3 Sample Identification Definitions

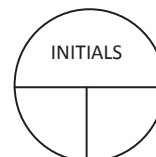
- *Information about the organisms identified in the samples analyzed.*

4 Glossary of Terms

- *Definitions of frequently used terms.*

5 Warranties, Legal Disclaimers, and Limitations

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Report Prepared For: Rapid Mold Removal LLC
Project Name: William Holzapfel
Project Number: 101926
Report Date: 08/15/2023
Lab Number: E193651

1 - Laboratory Results

Location: Crawl / Joist

Sample # E193651 - 1

Medium Type: Tape Lift

Serial # 231212

Sample Identification

- Fungi -
No Fungal Spores Observed

Prevalence

<u>Background Item</u>	<u>Level</u>
Dust / Debris	Very Low
Opaque Particles	Medium

Analytic Methods and Formulas:

IMS Analytical Method: 2.6.1 (method for analyzing abundant organisms tape lift).

Note that this report may use mold-specific units of measure, such as Spores/cu. m and CFU/cu. m, for Sample Identifications which are not mold. Examples include pollen, fabric and fiberglass fibers, insect particles, and ash. In this context, "CFU" and "Spore" refer to individual pieces of the identified material. For Background Items, the Levels are defined thus: "Very Low" is present on less than 5% of sample area; "Low" is present on 6%-25% of sample area; "Medium" is present on 26%-50% of sample area; "High" is present on 51%-75% of sample area; "Very High" is present on 76%-100% of sample area.

IMS Laboratory, LLC is accredited through the AIHA-LAP, LLC and participates in Environmental Microbiology Proficiency Testing, EMPAT #172958. Data is provided in compliance with AIHA-LAP, LLC policy modules and ISO/IEC 17025:2017 guidelines.

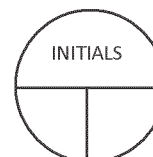


Kathryn C. Langley

08/15/2023

Kathryn C. Langley, Laboratory Manager

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2 - Understanding Laboratory Results

Laboratory findings must only be considered as part of an overall mold investigation. The interpretation of the findings must only be made by a qualified individual after reviewing all relevant data. Visual information and environmental conditions measured during the site assessment are crucial to any final interpretation of the results. A very good reference book which covers sampling and data interpretation has been published by The American Conference of Governmental and Industrial Hygienists and is entitled *Bioaerosols: Assessment and Control*, 1999.

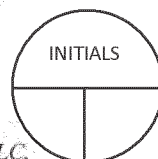
Numerical guidelines cannot be used as the primary determinant as to whether a mold problem may exist. Concentrations of mold in the air will vary depending on weather conditions, building air flow, time of day and time of year. Comparisons between indoor and outdoor mold levels, types of mold found, visual information and environmental conditions are more important in interpreting results than reliance on specific numeric thresholds.

In *Indoor Air Quality in Office Buildings: A Technical Guide*, Health Canada, Revised 1995 (Pages 49-50), Health Canada set forth guidelines which can be used to better understand air testing results. The guidelines included these general principles. Significant numbers of certain pathogenic fungi should not be present in indoor air (e.g. *Aspergillus fumigatus*, *Histoplasma*, and *Cryptococcus*). Bird or bat droppings in air intakes, ducts or rooms should be assumed to contain these pathogens. The persistent presence of significant numbers of toxigenic fungi (e.g. *Stachybotrys atra*, toxigenic *Aspergillus*, *Penicillium* and *Fusarium* species) indicate that further investigation and action should be taken. The confirmed presence of one or more fungal species occurring as a significant percentage of a sample in indoor air samples and not similarly present in concurrent outdoor samples is evidence of a fungal amplifier. The "normal" air mycoflora is qualitatively similar and quantitatively lower than that of outdoor air. The significant presence of fungi in humidifiers and diffuser ducts and on moldy ceiling tiles and other surfaces requires investigation and remedial action regardless of the airborne mold concentrations.

Generally, mold spores are present everywhere. As a general rule, "normal" air mycoflora is qualitatively similar and quantitatively lower than that of outdoor air. When the converse is true, it is likely that an indoor source of mold may exist. However, even this most basic rule may produce misleading results. Airborne mold spore levels vary widely due to factors such as weather conditions and activity levels. For example, in a "normal" home, indoor mold spore levels may be elevated above outdoor spore levels after vacuuming (when airborne indoor levels could be unusually high) or after a heavy snow (when outdoor levels could be unusually low).

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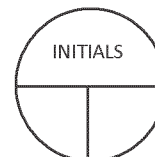
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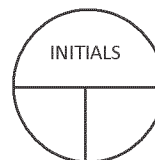
3 - Sample Identification Definitions

No Fungal Spores Observed

Analyst did not observe matter which could be identified as fungal spores.

Found in these Sample Locations: (1) Crawl / Joist

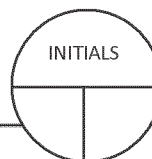
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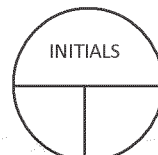
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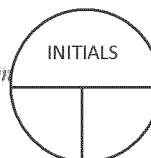
5 - Warranties, Legal Disclaimers, and Limitations

IMS's scope of accreditation through the AIHA-LAP, LLC is for the following FoT(s) / Method(s): Fungal Air - Culturable (SOP 2.4 Cultured Air Sample Reporting); Fungal Bulk - Culturable (SOP 2.5); Fungal Surface - Culturable (SOP 2.5); Fungal Air - Direct Examination (SOP 2.2 and 2.3); Fungal Bulk - Direct Examination (SOP 2.6); and Fungal Surface - Direct Examination (SOP 2.1).

The study and understanding of molds is a progressing science. Because different methods of sampling, collection and analysis exist within the indoor air quality industry, different inspectors or analysts may not always agree on the mold concentrations present in a given environment. Additionally, the airborne levels of mold change frequently and by large amounts due to many factors including activity levels, weather, air exchange rates (indoors), and disturbance of growth sites. It is possible for report interpretations and ranges of accuracy to vary since comprehensive, generally accepted industry standards do not currently exist for indoor air quality inspections of mold in residential indoor environments. This report is intended to provide an analysis based upon samples taken at the site at the time of the inspection. Mold levels can and do change rapidly, especially if home building materials or contents remain wet for more than 24 hours, or if they are wet frequently. This report is not intended to provide medical or healthcare advice. All allergy or medical-related questions and concerns, including health concerns relating to possible mold exposure, should be directed to a qualified physician. If this report indicates indoor mold levels that are higher than in typical indoor living spaces relative to the outdoor environment, or indicates any findings that are of concern to you, further evaluation by a trained mold professional or a Certified Industrial Hygienist (CIH) may be advisable.

Results pertain only to the samples tested as received by IMS. Unless otherwise noted in the body of this report the condition of samples upon receipt was acceptable. Blank samples are reported in the same manner as all other samples. The results are not corrected for contamination.

This report is generated by IMS at the request of, and for the exclusive use of, the IMS client named on this report. Project Name, Project Number, Sampling Date, Sampling Locations and Exposure times and rates have been provided to IMS by the client, and may affect the validity of the results. The analysis of the test samples is performed by IMS. This report applies only to the samples taken at the time, place and location referenced in the report and received by IMS, and to the property and weather conditions existing at that time only. Please be aware, however, that property conditions, inspection findings and laboratory results can and do change over time relative to the original sampling due to changing conditions, the normal fluctuation of airborne mold, and many other factors. IMS does not furnish, and has no responsibility for, the inspector or inspection service that performs the inspection or collects the test samples. It is the responsibility of the end-user of this report to select a properly trained professional to conduct the





Report Prepared For: Rapid Mold Removal LLC
Project Name: William Holzapfel
Project Number: 101926
Report Date: 08/15/2023
Lab Number: E193651

inspection and collect appropriate samples for analysis and interpretation. Neither IMS, nor its affiliates, subsidiaries, suppliers, employees, agents, contractors and attorneys ("IMS related party") are able to make and do not make any determinations as to the safety or health condition of a property in this report. The client and client's customer are solely responsible for the use of, and any determinations made from, this report, and no IMS related party shall have any liability with respect to decisions or recommendations made or actions taken by either the client or the client's customer based on the report.

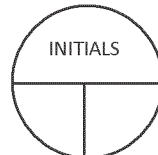
Samples analyzed by IMS are disposed the day that they are analyzed. Storage may be available for a fee with written request at the time the samples are submitted for analysis.

IMS hereby expressly disclaims any and all representations and warranties of any kind or nature, whether express, implied or statutory, related to the testing services or this report including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of IMS and whether IMS has been informed of the possibility of such damages, arising out of or in connection with IMS's services or the delivery, use, reliance upon or interpretation of test results by client or any third party. In no event will IMS be liable for any special, indirect, incidental, punitive, or consequential damages of any kind regardless of the form of action whether in contract, tort (including negligence), strict product liability or otherwise, arising from or related to the testing services or this report.

IMS accepts no legal responsibility for the purposes for which the client uses the test results. IMS 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. Additionally, neither this report nor IMS makes any express or implied warranty or guarantee regarding the inspection or sampling done by the inspector, the qualifications, training or sampling methodology used by the inspector performing the sampling and inspection reported herein, or the accuracy of any information provided to IMS serving as a basis for this report. The total liability of IMS related to or arising from this report to a client or any third party, whether under contract law, tort law, warranty or otherwise, shall be limited to direct damages not to exceed the fees actually received by IMS from the client for the report. The invalidity or unenforceability, in whole or in part, of any provision, term or condition herein shall not invalidate or otherwise affect the enforceability of the remainder of these provisions, terms and conditions. Client shall indemnify IMS 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 IMS's services, the test result data or its use by client.

- End of Lab Report Number E193651

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Outta The Woods Creations

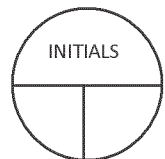
Sean Hughes (Owner) 2516 Granville Drive Creedmor, NC

1. Reseal first floor windows on the front of home located at 2053 Montgomery Drive, Franklinton.
2. Seal gap between house stone fascia, and the hardscape front porch (all areas) to include all columns.
3. Install 36" steel door (provided by homeowner) in garage and reuse existing lockset on new door.

Work was completed on Friday 16 June 2023 total time and materials was \$200.00, exterior grade clear silicone caulk was used.

The homeowner paid me \$200.00 dollars in cash to zero out the balance.

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Paid
IN
Full

Billing Address
Bill Holzapfel
2053 Montgomery Drive
Franklinton, NC 27525 USA

Description of Work

Chlorination of well and retest.

Chlorinate well and recirculate back into well.
Run chlorinated water to all fixtures in the house.
Water will need to sit a minimum of 24 hours to disinfect.
A timer will be installed to run the chlorine from the well pump system after the 24 hour disinfection period.

The water sample will be pulled a minimum of 7 days after the start of the start of the chlorination.

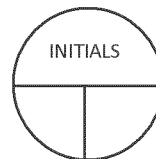
Performing a well chlorination does not guarantee the well will test negative(free of) Bacteria immediately after the procedure or at any time in the future.

Task #	Description	Quantity	Your Price	Your Total
Inspect-300	Chlorination process of well as a part of Point of Sale transaction, Including re-testing.	1.00	\$439.00	\$439.00
Potential Savings				\$0.00
Sub-Total				\$439.00
Tax				\$32.93
Total Due				\$471.93
Balance Due				\$471.93

Thank you for choosing The Water Specialist!

This invoice in the amount of (Total) is agreed and acknowledged. All work is COD unless prior payment arrangements have been made. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

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6/19/2023

I have inspected all of the work done by The Water Specialist pursuant to the contract terms agreed by me at Bill Holzapfel [the location described in the contract]. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed by [the contractor] to my satisfaction. My signature here signifies my full and final acceptance of all work in the amount of (Total), performed by the contractor pursuant to the contract as agreed.

6/19/2023