

DISCLOSURES

1200 Crendall Way in Wake Forest, NC

October 2025

IMPERFECTION NOTED

- Condensation in one glass brick in master bathroom

REPAIRS AND MAINTENANCE DONE

- Settlement cracks repaired before painting in October 2025
- New carpet and LVP downstairs and upstairs in October 2025
- New paint in October 2025
- Three rubber boots of exhaust pipes on the roof replaced about a year ago, after rain leaked into the hallway in between two bedrooms upstairs, in front of the master bedroom, leaving a water stain, repaired and painted
- Top corner edge of siding fell from left side of house during power washing about a year ago, reinstalled
- HVAC capacitors replaced in both units: second floor capacitor about 5 years ago and first floor micro capacitor about 4 months ago
- HVAC second floor unit flushed about 4 months ago
- One-time preventive retreatment for termites completed in September 2023
- Bathtub faucet in upstairs hall bathroom leaked, leaving a water stain, repaired silicon about 5 months ago
- New subfloor replaced by bathtub in upstairs hall bathroom in October 2025
- New toilets in all bathrooms about 4 years ago
- New faucets in upstairs hall bathroom about 4 years ago
- New doorbell in October 2025