

## 150 LOCHWOOD WEST DRIVE

Cary, North Carolina | Lochmere Community

PRIOR INSPECTION ITEMS — STATUS SUMMARY

*The items below reflect what the prior buyer reported during their due-diligence period — their full inspection report was not shared with us — alongside current status and independent follow-up since. Documentation is available on request.*

| ITEM                         | REPORTED BY PRIOR BUYER                                                                                  | CURRENT STATUS                                                                                                                                                                                                       |                                                                                                                   |
|------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Balcony tile / grading       | Buyer reported cracked balcony tile and grading concerns.                                                | Seller researching companies for inspections/quotes.                                                                                                                                                                 | QUOTES PENDING, WILL REPAIR/CREDIT                                                                                |
| Chimney flue / crown         | Buyer reported deterioration requiring full lining replacement and missing chimney cap.                  | Independently inspected: normal wear for the home's age, nothing requiring repair. A chimney cap was quoted but confirmed not required under NC code. Invoice, quote and inspection notes included in MLS documents. | INSPECTED — NO DEFECT FOUND                                                                                       |
| Electrical lock              | Buyer flagged the cut electrical lock.                                                                   | Duke Energy is scheduled to replace it — was cut during permit inspection.                                                                                                                                           | REPLACED                                                                                                          |
| HVAC Systems                 | Buyer raised concern about inaccessible 3rd-floor unit and maintenance needed on the crawl space unit.   | Seller has had no issues accessing 3rd-floor unit, and HVAC company has been scheduled for a tune-up of all units and to address any issues if found.                                                                | MAINTENANCE PERFORMED, ALL UNITS IN GOOD WORKING ORDER                                                            |
| Sewer line disconnect        | Buyer flagged as a needed repair.                                                                        | Potential future-maintenance item that does not require immediate action. No active issues, blockages, roots or debris were discovered.                                                                              | POTENTIAL FUTURE MAINTENANCE ITEM                                                                                 |
| Polybutylene piping          | Buyer's inspection identified a small amount of polybutylene piping.                                     | Confirmed not damaged or leaking. Disclosure corrected. Replacement quote in progress — proactive, not reactive.                                                                                                     | ALL EXTERNAL POLY PIPING WILL BE REPLACED DURING DUE DILIGENCE                                                    |
| Open permits from prior work | Buyer flagged 2 open permits from previous work.                                                         | Both have since been inspected and cleared.                                                                                                                                                                          | CLEARED                                                                                                           |
| Roof & siding                | Buyer flagged a few potentially cracked or bent roof tiles and flashing, plus an area of damaged siding. | Roofer has inspected and repairs/maintenance scheduled. Roof is otherwise in good condition, no leaks or water intrusion identified.                                                                                 | INSPECTED — SIDING REPAIRS SCHEDULED, IF ROOF IS CLOSE TO 15 YRS, NEW ROOF WILL BE INSTALLED DURING DUE DILIGENCE |
| Irrigation System            | Buyer claimed their sprinkler inspector could not access the system.                                     | Seller had the system independently inspected, maintained, and repaired as needed. Inspector had no issues with access.                                                                                              | INSPECTED & SERVICED IN GOOD WORKING ORDER                                                                        |

**No structural issues, leaks, or water intrusion were identified/shared during the prior due-diligence period.**