

Agent Note:

Prior Repair and Insurance History, 200 Middle Creek Park Ave, Apex, NC 27539 per the seller.

This property experienced a plumbing leak originating at the Jack and Jill bathroom, which caused water damage ceiling below. The following work was completed in response:

- Sheetrock removed from all affected areas of the garage ceiling
- New insulation installed in the affected areas
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- Precautionary professional mold treatment performed throughout the home's floors and walls (no mold was found to be present) this was also recently checked again after listing By RCS.
- Carpet replaced throughout the entire home
- UV air scrubbers installed on both HVAC units

The shower in the Jack and Jill bathroom was not part of the affected repair scope.

Two insurance claims were filed in connection with this event, totaling approximately \$48,000. Buyers should be aware that two claims within a twelve month period. Buyer's agents are encouraged to have their buyers check with an insurance provider early in the process to confirm insurability before writing an offer.

Supporting documentation (contractor invoices and insurance claim records) is available upon request.