

104 Bergeron Way

Pre-Listing Inspection Repairs

*Sellers Hired Fuster Home Inspections to complete a pre-listing inspection on 08-20-26

- 1.1 (2) Right side brick walk repaired by Ruiz Landscaping (Receipt #01)
- 2.1 (1-4) Gaps and deterioration of hardboard siding repaired by Superior Powerwashing (Receipt #02)
- 2.2 (1-5) Trim and rake deterioration repaired by Superior Powerwashing (receipt #02)
- 2.3 Storm door repaired by Mr. Fixit (Receipt #03)
- 2.5 Garage door serviced and adjusted by Garage Door Specialists
- 2.9 Brick patio repaired by Ruiz Landscaping (Receipt #01)
- 3.0 Rood repairs made by On Tops Roofing (Receipt # 04)
- 3.1 Flashing repaired by On Tops Roofing (Receipt # 04)
- 4.5 and 4.6 Water Penetration and fungal growth repaired by Triangle Reconstruction (Receipt #05)
- 5.4 (1-2) Screen installed on vent near chimney and ensured proper operation of dryer vent damper by Mr. Fixit (Receipt #03)
- 6.0 Repaired by Owner
- 6.2 (2) Aerator replaces by owner
- 6.2 (3) Garage sink anchored to floor by Mr. Fixit (Receipt #03)
- 6.7 (2) Water temperature adjusted to 120°F by owner
- 6.7 (1) Cleaned and painted electrical Panel (Receipt #06)
- 7.4 (2,3) Repaired light switch at base of stairs and instilled light in crawlspace completed by Systematic Electric (Receipt #06)
- 7.5 GFCI installed in kitchen by Systematic Electric (Receipt #06)
- 9.0 Gaps in Tile Repaired by Bryant Grout and Tile (Receipt #007)
- 9.2 (1) Door adjusted by Mr. Fixit (Receipt #03)

9.2 (3) Weather stripping installed, and door adjusted by Mr. Fixit (Receipt #03)

10.2 Bushing for garbage disposal power cable installed by Mr. Fixit (Receipt #03)

Receipt # 01

Ruiz Landscaping

- paver patio repair (\$600)
- installation of 60 ft of pipe. (\$350)
- 7 yards of brown mulch delivery and installation (\$490)
- trimming, edging, pruning, weeding and 35 bales pine straw (\$650)

Total: \$2,090

Receipt #02



Receipt

2609-0414-9511

2026-09-11

Superior Powerwashing & Home Maintenance,
LLC
7704 Jenks Rd.
Apex NC 27523
superiorpowerwashingnc@yahoo.com
919-412-6448

Jackie and Martin Nusbaum
104 Bergeron Way
Cary NC 27519
martynusbaum00@gmail.com
(919)522-8299

Inspection report
104 Bergeron Way, Cary, NC, 27519

<i>Description</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Total</i>
<u>Inspection report repairs</u>	\$2,000.00	1.00	\$2,000.00
Left elevation			
Replace four pieces of siding and caulk lower piece of trim on front area by chimney. Caulk large hole by AT&T box and AC cord			
Back elevation			
Replace three pieces of siding above upper right downspout as marked. Replace lower section of corner board on left side of area over deck. Replace seven pieces of siding at deck near semicircle window, and two pieces of siding near rectangular shaped deck window. Caulk end of trim on semi circular window.			
Right elevation			
Replace about half of trim board in middle of wall as pictured.			
Front elevation			
Replaced two pieces of siding and rotted crown over front entry door.			
Replace with non-rotting materials. Caulk and paint replaced areas. Include labor and material.			
<u>Blow roof</u>	\$150.00	1.00	\$150.00

<i>Total</i>	\$2,150.00
<i>Paid</i>	\$2,150.00
<i>Due</i>	\$0.00

Thank you for your payment. We appreciate your business!

Mr. Fixit

Receipt # 03

1. Install new mirror in 3rd floor bath
2. Install new LED fixtures in 2nd and 3rd floor BR closets
3. Install new mini blinds on 4 windows
4. Replace closer on front storm door, adjust for proper operation
5. Attach screen to exterior vent near chimney
6. Clean and the ensure proper operation of dryer vent damper
7. Anchor garage sink to floor
8. Adjust sticky interior doors
9. New weather stripping on attic storage doors
10. Secure loose attic door
11. Install bushing for garbage disposal power cable

Receipt # 04

On Tops Roofing



Completed Job Photo Report - Repair

104 Bergeron Way
Repair Date: 9/8/2026





Before



Before



After



Before



After



Before



After



After



After



After



Before



Before



Before



Before



Before



Before



Before



Before



Before



After



After



After



After



After



After



After

After



AUTHORIZATION PAGE

Repair Estimate

\$536.25*

Name: Marty Nusbaum

Address: 104 Bergeron Way, Cary, NC

*Includes taxes

Estimates are valid for 30 days

Quote	\$500.00
Tax (7.25%)	\$36.25
Final Price	\$536.25

Customer Comments / Notes

Marty Nusbaum:

Martin Nusbaum

Date: 9/1/2026

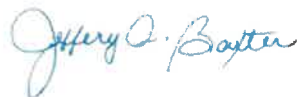
Roof Repair Terms and Warranty

Roof Repair Terms and Notes

- The scope of work outlined in the proposal is intended to be comprehensive, please ensure the written scope covers all aspects of the project.
- All repairs will be performed according to the applicable building code or the manufacturers' installation instructions.
- Dust, granules, and small debris might be present in your attic space after your repair is complete.
- Shingles fade over time and repaired sections can be noticeably darker. Our team will do our best to match new shingles to the existing roof color and to minimize the quantity of shingles replaced if necessary.
- When repairs involve the flashing (metal pieces) installed near walls, we might need to remove siding to perform the repair. Our team will do our best to prevent damage to the siding but sometimes this is not possible. On Tops is not responsible for siding damage that occurs during the repair process.
- Payment is due upon completion of the project. On Tops reserves the right to apply a late fee (2%) to payments not received within 10 days of project completion.

On Tops Roofing One-Year Workmanship Warranty

- This document warrants that should a defect in the workmanship by On Tops Roofing occur within the first year after the project, On Tops Roofing will complete repairs within the original project's scope of work at no charge to the customer.
- Defects in workmanship include improper installation techniques or mistakes made during installation. Defects in the building materials used to complete work do not fall under the scope of this workmanship warranty; any building products installed will instead be covered by the product manufacturer's warranty.
- This warranty does not cover normal wear and tear, hail damage, wind damage, intentional or accidental damage by any person, or acts of God that may or may not merit an insurance claim.
- Repairs within the project's original scope does not include repairs to interior finishings damaged by a roof leak.
- Please understand your roof requires regular maintenance including gutter cleaning and removing excessive pine straw that might impede the flow of water.
- This warranty only applies to portions of the roof in which On Tops Roofing made repairs and does not cover repairs or service done to another contractor's work.



Jeffery Baxter, President



Cary
590 New Waverly Pl.
Cary, NC 27518

Angler
11 Comm Park Ln.
Angler, NC 27501

Receipt # 05



Marty Nusbaum

104 Bergeron Way
Cary, North Carolina 27519

Invoice #4363

From Triangle Reconstruction
(919) 924-7600
info@trianglerereconstruction.com
http://trianglerereconstruction.com
1201 Alderwood Court
Apex, North Carolina 27502

Bill To 104 Bergeron Way
Cary, North Carolina 27519

Issued 09/14/2026

Due 09/14/2026

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
09/14/2026				
Fungus Removal/Treatment	Work detail - Fungus sub floor treatment in crawl space. Two part treatment. First part Mold and Mildew Remover(MMR) cleans the fungus on floor joist where visible. Second part apply Concrobium with ULV fogger in crawlspace. Eliminating 99.9% all fungus and mold spores visible and non visible	1	\$1,275.00	\$1,275.00
DryLok Foundation Wall	Work detail- Apply DryLock damp-proof paint on inside foundation wall. This is for the front, right, and back walls where moisture is pushing through.	1	\$875.00	\$875.00

Thank you for your business. Please rate us online.

Subtotal	\$2,150.00
Service Fee (3.0%)	\$64.50
Total	\$2,214.50
Account balance	\$2,214.50

Pay Now



Marty Nusbaum

104 Bergeron Way
Cary, North Carolina 27519

For Services Rendered

Invoice #4363

From Triangle Reconstruction
(919) 924-7600
info@trianglerereconstruction.com
http://trianglerereconstruction.com
1201 Alderwood Court
Apex, North Carolina 27502

Bill To 104 Bergeron Way
Cary, North Carolina 27519

Issued 09/14/2026

Due 09/14/2026

Marty Nusbaum

104 Bergeron Way
Cary, North Carolina 27519

For Services Rendered

Invoice #: 4363

Due date: 09/14/2026

Amount due: \$2,214.50

Amount enclosed: _____

Mail to:

Triangle Reconstruction
1201 Alderwood Court
Apex, North Carolina 27502

Receipt #06

Paid

Receipt #6155



Billing Address
Marty Nusbaum
104 Bergeron Way
Cary NC 27519 United States
martynusbaum00@gmail.co..
+1 919 641 2672

Service Address
Marty Nusbaum
104 Bergeron Way
Cary NC 27519 United States
martynusbaum00@gmail.co..
+1 919 641 2672

Send Payment To
Systematic Electric LLC.
103 Joust Court
Cary NC 27513 America
+19196052126
service@systematicelectric.com

Invoice Date	08/28/26
Sent On	08/28/26
Paid On	08/28/26
Total	\$845.13
Payments	\$845.13
Balance	\$0.00

Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
Hourly Rate	- replaced multiple lights on each floor - installed a Caseta switch system for the foyer lights. The original three way wires are damaged in the wall somewhere - tightened a ceiling fan to stop its wobbling - investigated rust on exterior panel and found the interior of the panel was not rusted but dirty. Cleaned out panel and spray painted with rusty oil paint. Clean interior dead front from debris and rust and spray paint as well. - installed a light in the crawlspace - install GFCI outlet on the countertop at the kitchen desk	\$160.00	✓	3.0	\$480.00
Material	Caseta switch system, plates, switches, GFCI outlet,	\$308.00	✓	1.0	\$308.00
Subtotal					\$788.00
Tax (Wake County)					\$57.13
Total					\$845.13

Payments

Date	Type	Amount
08/28/26	Check	\$845.13
		\$845.13

Notes

Thank you for the opportunity to work for you!

Payment can be sent via check to 103 Joust Court, Cary NC, 27513

Terms

Payment is due with in thirty (30) days for estimated work and upon completion of time and material service calls. Payment can be

sent via check to 103 Joust Court, Cary NC, 27513, or the credit card feature can be used.

The terms of payment for all invoices submitted by Systematic Electric LLC are net thirty (30) days. Systematic Electric LLC shall be entitled to any and all costs associated with the collection of unpaid invoices, including but not limited to attorney fees, collection fees, court costs, and Systematic Electric LLC expenses. Systematic Electric LLC reserves the right to discontinue the work at any time should payments not be made as agreed. Systematic Electric LLC warrants that workmanship provided hereunder shall be free from defects for 365 days from the date of substantial completion. Should any equipment, part, or component provided prove defective, Systematic Electric LLC will assign to the Customer any assignable limited warranties provided by the manufacturer. In no event shall Systematic Electric LLC's liability under this Agreement exceed the Agreement Sum. Systematic Electric LLC, at its sole option, shall repair, replace, or issue credit for any defective item(s) covered under the above warranty, provided such items were not damaged, abused, misused, tampered with, or affected by chemical properties, and this shall be Customer's exclusive remedy for breach of warranty under this Agreement. To obtain performance of the Systematic Electric LLC limited warranty, contact Systematic Electric LLC by emailing service@systematicelectric.com. No claim for defective workmanship may be brought or cause of action filed unless Customer has provided Systematic Electric LLC with written notice of the alleged defect within 30 days of occurrence.

This work order does not include inspection of work by a city or municipality.

This work order does not include mechanical and electrical permits.

This work order does not include engineered drawings and load calculations. If these items are required, there will be an additional charge. Additional work, other than listed on work order, is to be completed on a time and materials basis. Where appropriate, an additional work order will be provided. If drywall repair is needed it shall be done by others, at owners expense. If trenching or excavating is involved, removal and relocation of rocks, boulders, utilities, or other obstructions shall be by others. Systematic Electric is not responsible for trenches that sink before or after work has been completed.

All work will be provided to meet NEC code requirements

Thank you for the opportunity to work for you!

Timothy McDonald
(President/Owner)
service@systematicelectric.com

In the event a payment is made online toward this invoice, it may result in an additional online payment fee.



Bryant Grout and Tile
bryantgroutandtile@gmail.com | (984) 238-4436

Invoice #000254

Issue date
Sep 6, 2026

Receipt #007

Invoice for Cleaning & Patching Grout in Master and Third Story Baths: Work Completed 09/06/2026

Hi Jackie,

It was a pleasure working with you and Marty again. Below is an invoice for cleaning the grout in your master and third story bathroom as well as patching the grout and caulking in your third story bath.

Thank you for choosing Bryant Grout and Tile for your project.

Lauren Bryant

Customer

Jackie Nusbaum
behealthywithjackie@gmail.com
(919) 522-0299
104 Bergeron Way
Cary, NC 27519

Invoice Details

PDF created September 15, 2026
\$650.00
Service date September 6, 2026

Payment

Due September 7, 2026
\$650.00

Items	Quantity	Price	Amount
Master Bathroom: Deep Clean Floor & Shower <i>Grout, tile, shower pan, and enclosure will be thoroughly steam cleaned.</i>	1	\$260.00	\$260.00
Third Story Bath: Deep Clean Floor & Shower <i>Grout, tile, shower pan, and enclosure will be thoroughly steam cleaned.</i>	1	\$180.00	\$180.00
Third Story Bath: Patch Grout on Shower Walls <i>Missing grout on shower walls will be filled with new Laticrete nonsanded grout.</i>	1	\$65.00	\$65.00
<i>We are also happy to patch the cracked grout in front of the bathroom threshold at no extra charge.</i>			
<i>Please allow 48 hours for all products to fully cure.</i>			
Third Story Bath: Re-caulk Shower	1	\$145.00	\$145.00



View online

To view your invoice go to <https://squareup.com/u/8TNd4Q99>

Or open the camera on your mobile device and place the QR code in the camera's view.



Bryant Grout and Tile
bryantgroutandtile@gmail.com | (984) 238-4436

Invoice #000254

Issue date
Sep 6, 2026

Existing caulking will be removed. New Laticrete Latasil caulking will be installed along intersecting planes of tile and around shower pan. Latasil clear caulking will be installed around shower enclosure.

Please allow 48 hours for all products to fully cure.

Subtotal	\$650.00
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Total Paid	\$650.00
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Payments

Sep 7, 2026 (Visa 0734)	\$650.00
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View online

To view your invoice go to <https://squareup.com/u/8TNd4Q99>

Or open the camera on your mobile device and place the QR code in the camera's view.