

Agent Disclosure – Known Material Facts

Property: 208 Lynnwood Estates Dr., Knightdale, NC

Source: Home inspection conducted by buyer

The following conditions were identified in a recent home inspection and are being disclosed as **material facts** in accordance with North Carolina real estate disclosure requirements.

Structural / Foundation

- Soft or deteriorated floor framing members observed in crawl space.
- Girder splice observed without full support beneath the beam.
- Opening cut into the foundation wall without proper structural support.
- A foundation block appears to have been removed from the foundation wall.
- Step cracking observed in masonry foundation wall (approximately ½ inch).

Crawl Space / Moisture Conditions

- Elevated moisture conditions observed in crawl space.
- Partial vapor barrier coverage observed in crawl space.
- Limited crawl space ventilation noted.
- Suspected fungal growth observed on crawl space framing members.

Wood Destroying Insect Indicators

- Evidence of wood boring insects noted in crawl space.
(Active infestation not confirmed in inspection report; further pest evaluation recommended.)

Electrical

- Grounding and bonding deficiencies noted.
- Some GFCI outlets not functioning or missing where recommended.

HVAC

- HVAC system did not achieve expected heating temperature differential during inspection and may require evaluation or service.

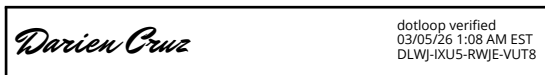
Plumbing

- Active plumbing leaks observed at fixtures.
- Corrosion noted at some PEX plumbing fittings.

Note:

Seller is currently evaluating repair options. Supporting documentation, confirmation of repairs, and/or repair estimates may be made available once obtained. Once repairs are made, the list may be updated

Listing Agent:



03/05/2026

Darien Cruz