

SUPPLEMENTAL DISCLOSURE ADDENDUM

TO RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

(For use by Listing Agent to disclose items the Seller elects to address by narrative rather than by the standard checkbox format of the RPOADS)

This Addendum is attached to and made a part of the Residential Property and Owners' Association Disclosure Statement ("RPOADS") delivered in connection with the property described below:

Property Address:

2826 Herndon Village Way, Raleigh, NC 27610

Seller(s):

RS RENTAL I, LLC

Listing Firm:

Mainstay Brokerage LLC

Listing Agent / License #:

Yadi Ramon Herrera / #309734

Date:

Items Disclosed

RPOADS Item / Section Reference	Description of Condition or Fact Disclosed	Reason for the disclosure
Foundation / Structural (RPOADS – Structural)	A third-party home inspection (07/08/2026) noted major cracking in the foundation slab at the rear exterior and uneven floors in the kitchen, described as possibly consistent with differential settlement. Inspector recommended review by a structural engineer.	Possible structural/settlement condition; disclosed as a material fact.
Heating & Cooling / HVAC (RPOADS – Heating & Cooling)	At the 07/08/2026 inspection the central cooling system did not operate and produced no cold air (condenser did not activate). Repair by a licensed HVAC contractor was recommended.	Major system did not function at inspection; disclosed as a material fact.
Heating & Cooling / HVAC (RPOADS – Heating & Cooling)	The age of the heat pump could not be determined at the 07/08/2026 inspection because the data plate was unreadable. Remaining service life is unknown.	Provided for informational purposes regarding the age/condition of a major system.

(Attach additional pages if needed.)

ACKNOWLEDGMENTS

Signed by:

Yadi Ramon Herrera

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7/24/2026

Listing Agent (acknowledging the above)

Date

Buyer (acknowledging receipt only)

Date

Buyer (acknowledging receipt only)

Date

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