QWEST VENTURES LLC | PROPERTY PRESERVATION & SITE RESTORATION

# COMPLETED WORK ORDER & CORRECTIVE ACTION RECORD

**Supplement to previously disclosed property condition • Prepared October 30, 2026**

| Work Order | QV-102626-001 |
|---|---|
| Contractor | Qwest Ventures LLC \| 331 Central Ave., #225, Butner, NC 27509 |
| Authorized Representative | Riley R. Lane |
| Homeowner | Bridgit H. Holmes |
| Property | 1986 Sugarhill Drive, Creedmoor, NC 27522 |
| Work Location | Rear yard, northwest exterior wall, adjacent to patio |
| Service Dates | October 26–27, 2026 |
| Physical Work Status | Completed October 27, 2026 (subject to signatory verification) |

## 1 | Previously disclosed concern and service request

The homeowner reports that an unusual odor from soil near the rear northwest exterior wall and patio was previously disclosed as a material property concern in connection with a prospective sale. Following that disclosure, Bridgit H. Holmes contacted Qwest Ventures LLC and requested an examination of the accessible exterior area and localized corrective soil maintenance. This record supplements, and does not withdraw or replace, the earlier disclosure.

## 2 | Limited field observations

The affected exterior area was examined visually for observable soil and surface conditions. No readily observable evidence of environmental contamination was identified during this limited examination. Naturally occurring decomposition-related soil emissions were considered one possible explanation for the reported odor; the source was not confirmed. No sampling, gas monitoring, laboratory analysis, buried utility testing, or certified environmental investigation was conducted.

## 3 | Work completed October 26–27, 2026

The following completed activities are recorded based on the service description supplied for this work order and must be verified by the authorized representative before signature:

- Examined accessible soil and nearby exterior surfaces at the reported odor location.
- Prepared and loosened localized surface soil and removed unsuitable surface debris or organic material encountered, as applicable.
- Placed clean clay-based soil fill where needed for localized grade correction and soil stabilization.
- Placed screened topsoil to restore the disturbed surface.
- Finished grading the treated area with consideration for surface drainage away from the exterior wall and patio.
- Cleaned the work area and completed a final visual review of the restored surface.

The scope constitutes physical maintenance and surface restoration only. Neither the final absence of odor nor elimination of an underlying gas source was independently documented.

## 4 | Homeowner corrective effort and transaction documentation

By arranging the service after her earlier disclosure, the homeowner took identifiable steps to address the reported condition: she reported the concern, engaged a maintenance provider, authorized examination and surface restoration, and requested a written service record. This document records those efforts; it is not a finding that the owner has fully discharged all legal, contractual, or disclosure obligations. Any current or continuing condition should be described accurately to relevant transaction participants.

## 5 | Environmental limitations and non-reliance

NOT A CERTIFIED ENVIRONMENTAL REPORT. Qwest Ventures LLC performed limited exterior maintenance services, not a Phase I or Phase II environmental assessment, environmental remediation certification, or soil-gas safety evaluation. No representation is made that the property is free of contamination, hazardous gas, methane, sewer gas, petroleum compounds, or other hazards. No guarantee is made that the odor has stopped or will not recur. Buyers, lenders, brokers, and insurers must not rely on this work order as environmental clearance or substitute it for qualified independent testing or due diligence.

## 6 | Record status and disclosures

Initial service: October 26, 2026. Physical maintenance completed: October 27, 2026. Environmental certification: none. Initial material-fact disclosure: previously made as reported by the homeowner; the date, delivery recipients, and exact content of that earlier disclosure are not independently verified by this work order. Retain the original disclosure, any corrected disclosure, related correspondence, service photographs, and this signed work order together.

## 7 | North Carolina legal references and applicability

References are provided for transaction context, not as a legal certification or finding of compliance. Applicability depends on the property, transaction, disclosures already delivered, and facts known to each party.

**N.C.G.S. § 47E-4 — Required disclosures**

Addresses the owner's residential property disclosure statement and known characteristics or conditions, including specified environmental conditions. It does not make a maintenance provider an environmental certifier.

**N.C.G.S. § 47E-6 — Information provided by others**

Allows certain written reports by contractors and other qualified sources, concerning matters within their expertise, to accompany disclosures. Statutory protections have conditions; this work order states only Qwest's limited maintenance observations and activities.

**N.C.G.S. § 47E-7 — Change in circumstances**

Requires prompt correction when a previously delivered disclosure becomes materially inaccurate under the statute. This work order is not itself a substitute for a corrected statutory disclosure when one is required.

**N.C.G.S. § 47E-8 — Agent's duty**

Addresses a broker's duty to inform clients about rights and obligations under Chapter 47E; it preserves separate Chapter 93A obligations.

**21 NCAC 58A .0114(a), (b), (c)**

Addresses standard residential disclosures, including grading/drainage/soil stability, and a broker's separate obligation to disclose material facts known or reasonably discoverable.

**N.C.G.S. § 93A-6(a)(1)**

Addresses broker discipline for specified misrepresentations, omissions, or other conduct; included as context for the broker's disclosure duty, not as a contractor licensing provision.

## 8 | Contractor attestation and homeowner acknowledgment

I, Riley R. Lane, as authorized representative of Qwest Ventures LLC, attest by my signature that the descriptions of work and the dates above accurately reflect work actually performed within the stated limited scope. My signature does not certify environmental safety, legal compliance, or resolution of any unidentified source.

**Riley R. Lane | Authorized Representative, Qwest Ventures LLC**

Signature: _____ Date signed: 10/27/26

I, Bridgit H. Holmes, acknowledge requesting the services following my prior disclosure and receiving this limited service record. My acknowledgment does not establish elimination of any underlying odor source or waive any transaction disclosure obligations.

**Bridgit H. Holmes | Homeowner**

Signature: _____ Date signed: 10/27/26

### Official legal sources

North Carolina General Assembly: ncleg.gov — Chapter 47E, §§ 47E-4, 47E-6, 47E-7 and 47E-8. NC Office of Administrative Hearings: reports.oah.state.nc.us — 21 NCAC 58A .0114.