

Insight Inspection Prelisting Report extract:

ion"Little Circle"	#	"Narrative Summary" on Page 9 of report	Description	Page # for detail	Action taken by seller	Date	Receipt x-ref
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Safety/Mitigate:

	1	Insulation and Ventila	Primary bath exhaust fan discharge location is unknown	page 26			
			Seller action		researched	2/10/2025	10 & note

ANYTHING IN THE CATEGORIES BELOW IS NOT A MATERIAL ITEM; however, seller still addressed and repaired some key items (& more!) so next owner feels like key items were addressed.

Repair/Fix:

2	Exterior doors	Read door is beginning to deteriorate	13	Painted	Mar-25	n/a
3	Exterior fence	Right side gate is inoperative	14	Latch Repaired	Mar-25	n/a
4	Roofing	Tree limbs are in contact with roof	17	FYI		FYI
5	Floor in garage	Cracks in Garage floor slag	23	Fixed/filled in	3/7/2025	12
6	Insulation attic	Level considered inadequate	25	new standards		FYI
7	Electrical panel	Panel doesn't latch on left side	28	Repaired	Mar-25	n/a
8	Smoke Detectors	Missing smoke detectors in bedrooms	30	4 added	2/25/2025	11

Maintain category: FYI

9	Water control/Downs	Downspouts extension is missing	21			
10	Water control/Downs	Rear Gutters are filled with debris	20	cleaned	3/4/2025	13
11	Electrical/receptical	Kitchn recepticle is loose in wall	29	caulked	3/7/2025	12
12	Interior door	Front right bedroom doesn't close tight	35			
13	Countertops	missing sealant in kitchen counters	36	caulked	3/7/2025	12
14	Window	Front right bedroom painted shut	37	Repaired	Mar-25	n/a
15	Dryer Ventilation	Exterior hood damaged Laundry room	41	Replaced	3/7/2025	12
		Added bonus: seller cleaned dryer vents		Cleaned	2/10/2025	10

Monitor:

16	Exterior/Driveway	minor cracks in front of driveway	12	seen		
17	Exterior/Walks	minor cracks in cement	13	seen		
18	Exhaust Ventilation	primary and hall bath fan noisy	26	FYI		
19	Electrical/Fixtures	loft/"bonus"? Fan wobbles too much	29	replaced	2/25/2025	11

Receipt 10
Invoice
2/10/2025

Smoke Alert
106 Donmoor
Garner, NC 27529
Phone: (919) 428-4284
E-mail: office@smokealert.net

Service Information
Tom Cohorst
104 Barnes Spring Ct
Cary, NC 27519-6666
Contact: Tom Cohorst
Phone: (919) 656-9812
E-mail: tomcohorst@gmail.com

Billing Information
Tom Cohorst
104 Barnes Spring Ct
Cary, NC 27519-6666

Job Name
70514 - Tom Cohorst

Job Type	PO #	Invoice #	Scheduled	Start	End
Gas Log / Dryer Vent		12305021025	02/10/2025	10:00 AM	1:00 PM

Item	Description	Quantity	Rate	Amount
Gas Fireplace	LOCATION:living room	1.00	\$300.00	\$300.00
Service				
Clean Dryer Vent	Dryer Vent Cleaning Ground Level on inside wall	0.80	\$150.00	\$120.00
Location side of home NO ladder needed				
Low Voltage Switch	Low Voltage Switch	1.00	\$40.00	\$40.00

Job Subtotal:	\$460.00
WAKE County(c46):	\$33.35
Payment Total:	\$493.35
Total:	\$0.00

Job Notes and Instructions:

2/9/2025 1:46:33 PM
CSR: A. Grimm
Service:
DIRECT VENT GAS FIREPLACE SERVICE \$300
DVC GROUND \$150
20% discount discussed for: DRYER VENT CLEANING
Year build of home: - 1998
Reason for service: ISSUE WITH SYSTEM

ALL PRODUCT SALES ARE FINAL AND CANNOT BE RETURNED! Thank you very much for choosing Smoke Alert! We appreciate your business and hope to hear back from you again in the future.

Terms and Conditions:

A product (e.g. chimney cap, dryer vent exterior guard, etc.) installed by Smoke Alert will be warrantied by the manufacturer. A smoke alarm or CO alarm will be warrantied by the manufacturer for the lifetime of the alarm. If we install a smoke alarm, we will warranty the alarm for the first 30 days, AFTER THAT A \$99 TRIP FEE WILL BE CHARGED EVERY VISIT. Please call us with any questions. Thank you again!

Signature: x Tom Cohorst

Receipt 10 Seller
Email

Per email from seller regard invoice from Smoke Alert dated Feb. 10,2025

The service call including cleaning of the fireplace The company also cleans dryer ducts ...which was done.

The home inspection found the dryer vent cover and one bath fan vent cover with broken covers. He also could not locate the outside exhaust vent for the hall bath. The hall bath is vented on the outside of the house below the meter box and is one of vent covers in the inspection photographed. The master bath vent is also located on the same side of the house near the bath room. That vent cover was missing the cover. It was also replaced. Both baths are vented. Covers all replaced plus one. There is no safety issue with ban fans not vented as on inspection. Located and repaired.

Receipt 11



Bill To

Tom Cohorst
Barnes Spring

Carl West Electric

8903 Camden Park Drive
Raleigh, Nc 27613
Phone: (919) 522-3648
Email: cwelectric32121@gmail.com

Payment terms Due upon receipt
Invoice # 1232
Date 02/25/2025

Description

Installed 4 new battery smoke detectors in bedrooms.

Installed new fan in bonus room.

Installed old chandelier in dining nook and removed other chandelier to be put in new house.

Installed new keyless fixture in crawlspace where other was broken.

Removed old wire and flex for old hot tub disconnect.

Subtotal	\$420.00
Total	\$420.00

Receipt 12

INVOICE

East Coast yard & fence
98 pinecrest way
ANGIER, North Carolina 27501-6836
United States

9199996625
www.eastcoastyardandfence.com

BILL TO
Tom Cohorst
Tom Cohorst

19196569812
Tom@elitecustomsigns.com

Invoice Number: 100
Invoice Date: March 7, 2025
Payment Due: March 7, 2025
Amount Due (USD): \$0.00

Items	Quantity	Price	Amount
Mulch Fancy triple shred mulch. Per yard installed	4	\$79.00	\$316.00
Grass seed sew and rake in new grass seed. 250sq ft	1	\$79.00	\$79.00
Repairs Install 2 dryer vents on exterior of house	3	\$25.00	\$75.00
Repairs Repair cracks in garage floor	1	\$30.00	\$30.00
Repairs Replace rotted railing on deck	1	\$45.00	\$45.00
Repairs Caulk kitchen backsplash to counters	1	\$15.00	\$15.00

560
TAX 39.20
599.20
VISA PAID

Receipt-12



Invoice

2503-0314-9644
2025-03-04

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

Tom and Janis Cohorst
104 Barnes Spring Ct
Cary NC 27519
tomcohorst@gmail.com
(919)656-9812

Tom and Janis Cohorst
104 Barnes Spring Ct, Cary, NC, 27519

<u>Description</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Total</u>
Cleaned gutters and downspouts <i>> per Prelisting Inspection Rpt</i>	\$150.00	1.00	\$150.00
Power washed and stained deck <i>See Improvement page already</i>	\$1,300.00	1.00	\$1,300.00
Total			\$1,450.00

Due upon completion.

Acceptable forms of payment: Check, Cash, Venmo: @superiorpowerwashing or Zelle: (919) 412-6448. Credit Cards are acceptable with 4% processing fee added.

Mail payments to the address at the top of this invoice.

Thank you for your business and please remember us for all your project needs!