

DICKSON

R E A L T Y

Supplemental Disclosure Regarding Prior Inspections

This addendum and any included inspection reports are intended to supplement other disclosures made by Seller regarding the condition of the property. The referenced inspections were ordered and paid for by the Seller and/or by a prior Potential Buyer in contract. The information in the report(s) is information which was conveyed by the inspector(s) and concerned the properties' condition at the time that the inspector inspected the property. As such, the prior inspection reports may not be indicative of properties' current condition. Specifically, the Seller may have made repairs to the property since the date of the prior inspection report(s). Those repairs, if any, are disclosed herein. The prior inspection reports may contain recommendations regarding repairs and/or additional inspections which Seller chose not to make or obtain. **No prior inspection report should be used as a substitute for your own inspections. Although you should review all prior inspection reports, you must make your own determination regarding what due diligence is necessary and appropriate, what additional inspections you should obtain and/or what additional repairs may need to be made to the property.** The inspector(s) may not have any obligation to provide any further information or answer any questions regarding their prior inspection report. Additionally, any request to the inspector(s) for additional information may require a new contract between the inspection company and the new Buyer, which may require the new Buyer to pay a fee to the inspection company.

Inspections included with this Disclosure:

Inspection Type (General, Roof, etc)	Name of Inspector or Inspection Co.	Date of Inspection
Physical	Eagle Rock	07/28/2026

Noted Repairs (if applicable):

Roof debris removed, downspout redirected, dishwasher mount repaired, downdraft fan repaired, shower floor sealed, plumbing hot cold reversed valves corrected and new cartridge's installed, loose exterior light fixture corrected, gas fireplace function restored, door latching repaired, first floor full bath tub sealed, electrical panel obstruction repaired

Buyers hereby agree to indemnify, release and hold harmless, Seller and Seller's agent and broker, as well as their own agent and broker, and all other brokers and agents associated with Dickson Realty who may have been involved in this transaction, from any and all liability for any and all damages which may result from Buyers' reliance on any prior inspection reports, any inspection reports which they may obtain, and/or all decisions they may make regarding what due diligence or investigation regarding the condition of the property that they deem necessary and/or appropriate.

Buyer: _____	Seller:  <u>Dawn A Koerner</u>
Printed Name: _____	Printed Name: <u>Dawn A Koerner Living Trust</u>
Date: _____	Date: <u>09/16/26</u>
Buyer: _____	Seller: _____
Printed Name: _____	Printed Name: _____
Date: _____	Date: _____