

207 N 13th Street, Wilmington, NC 28401 Survey Note

Survey provided in the listing was completed September 19, 2024, under previous owner and documents an encroachment of the HVAC unit by 9" onto the neighbor's property on the northern property line.

Seller had the HVAC unit moved 11" closer to the house in May 2025, thus removing the encroachment. HVAC invoice documenting completion of this work is available upon request, as are photos documenting the new location relative to the old. Survey markers remain in place and interested buyers are encouraged to confirm the HVAC's current position relative to the parcel boundary during due diligence.