Docusign Envelope ID: 7BC3B452-7A96-4B72-85FE-5CB26B89E878

RESIDENTIAL PROPERTY DISCLOSURE ADDENDUM

408 GRETCHEN RD.

Sept. 22, 2025

"The air handler experienced an electrical malfunction that ignited a fire in the attic. Fortunately, the family was home and awake at the time, allowing them to respond quickly and call for help. Firefighters arrived promptly, containing the blaze to the attic and roof area. However, significant water and smoke damage required an extensive restoration effort, which was led by PHC Restoration.

Over the course of nine months, the home underwent a complete rebuild down to the foundation and studs. The damaged roof and attic were fully removed and reconstructed, including replacement of the trusses, roof, siding, ventilation, insulation, electrical, plumbing, and HVAC systems. The restoration also encompassed new drywall, flooring, tile, carpet, quartz countertops, cabinetry, showers, tubs, toilets, interior and exterior lighting, and interior doors.

PHC Restoration not only restored the home, but also addressed and corrected previous builder deficiencies, upgrading the property to meet current building codes and improving overall construction quality. Appliances bought in 2022 were fully restored, ensuring the home was returned to the family in a state that exceeded its original condition."

Seller Brett Barner _____ Buyer _____

Seller Naomi Barner _____ Buyer _____