



This Page is for Information Purposes Only

Buyer to Initial Each **Page of The** **Documents Included** **in this Package**

Please make sure all pages of the following have been initialed and are submitted with the offer package to BGRS.

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

Paul Scott
File #: 8648827

COMPLETE, SIGN AND RETURN TO:

BGRS Relocation Inc.
Amanda Funk
Email: Amanda.Funk@sirva.com

HOMEOWNER DISCLOSURE STATEMENT

NOTE: If this document isn't completed correctly or in its entirety, you will be asked to address any omissions or errors which may delay your relocation.

INSTRUCTIONS	
•	Answer every question on this form to the best of your knowledge and return it within five (5) working days.
•	Select "Other" and indicate "unknown" if you have no knowledge regarding the type of a specific component/system.
•	Check "NA" if a component/system does not exist.
•	Explain any "Yes" answers in comments area for each section and provide repair receipts and/or warranties as applicable.
•	Attach additional pages as necessary if more space is required for comments.
•	Attach supporting documentation as indicated in Section 12.
•	Document is initialed at bottom of each page as follows: - Customer and spouse/partner initial as Seller. - BGRS associate initials as BGRS. - Resale Buyer(s) initial(s).

1. PROPERTY IDENTIFICATION		
Customer name	Paul Scott	"The Seller"
Spouse	Mattie M. Scott	"The Seller"
Other(s) on title		"The Seller"
Property address	4660 Hancock Rd Oxford, NC 27565-9584 USA	"The Property"

In connection with my relocation, I/we make the following disclosures to the best of my/our knowledge regarding the Property. I/We further understand and acknowledge the importance of BGRS Relocation Inc. ("BGRS")'s timely receipt of the information in this disclosure; and that my/our delay in returning this Disclosure to BGRS may adversely impact the purchase of the property by BGRS and sale of the property by BGRS to a third party.

2. GENERAL PROPERTY INFORMATION	
•	Select the choices below that pertain to the Property.
•	Select "Other" and indicate "unknown" if you have no knowledge regarding the type of a specific component/system.
Age of Property:	2 YEARS
Date purchased:	8-14-2022
Property Type	
☐	Condominium
☒	Single family
☐	Co-operative apartment
☐	Mobile/manufactured home
Other:	
Is Property currently occupied?	Yes ☒ No ☐
If vacant, for how long: 2 YRS	

Seller initials BS MS

BGRS initials AT/BGRS Relocation, Inc. 6/10/24 Resale Buyer initials /

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

Paul Scott
File #: 8648827

2. GENERAL PROPERTY INFORMATION Continued									
Air conditioner(s)									
None		☒ Central air		Ductless home air system					
Window unit		How many units: 1							
Detectors									
None				Smoke- how many:					
Carbon-monoxide (CO)- how many:				☒		Combo CO and Smoke- how many: 5			
Fireplace									
None				Decorative- how many:					
☒ Gas- how many: 1				Wood burning- how many:					
Heating system									
☒ Electric				Heat pump				Windmill	
				Solar pump				Natural gas	
Other:				LP gas				Oil	
If Oil or LP Gas, is tank:				Above ground				In ground	
Date tank last serviced?				Any maintenance plan?				Yes	
								No	
If LP or natural gas applies, is there corrugated stainless steel tubing?				Yes				No	
Land									
☒ No abnormalities				Sink hole(s)				Expansive soil	
				Fault Rupture				Hazard zone	
				Mineral rights leased				Mineral rights unknown	
				Mineral rights owned					
Other:									
Plumbing									
				Lead				PVC/CPVC	
☒ Kitec/Pex				Polybutylene				Other:	
Roof/Age of roof:									
☒ Asphalt				Metal				Tile	
				Slate				Wood shingle	
Other:									
Siding									
				Hardie board				Stucco	
				Wood				Synthetic stucco	
				Mfg. stone veneer		☒		Vinyl	
Other:									
Solar Energy									
☒ None				Leased				Owned	
								Full	
								Partial	
Swimming pool									
☒ None				In ground				Above ground	
				Yes				No	
Spa-jacuzzi or hot tub									
☒ None				In ground				Above ground	
Water supply									
City		☒		Private well				Shared well	
Sewage									
City		☒		Septic				Other:	

Seller initials JS, MS

BGRS initials AF/BGRS Relocation, Inc. 6/10/24 Resale Buyer initials I

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

Paul Scott
File #: 8648827

GENERAL HOME COMPONENTS/SYSTEMS				Yes	No	NA
3.	- Are you aware of current defects, malfunctions, problems or previous repairs to any of the following? - Check "NA" if a component/system does not exist. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.					
	a)	Air conditioner			X	
	b)	Basement (indicate type below)			X	X
		Slab/Not Applicable	Unfinished			
		Partially finished	Fully finished			
c)	Chimney(s)	How many: 1		X		
d)	Ceilings			X		
e)	Ceiling fans	How many: 4		X		
f)	Central Vacuum				X	
g)	Crawlspace			X		
h)	Electrical			X		
i)	Fireplace(s)			X		
j)	Floors			X		
k)	Garage door opener(s) 1	How many remotes: 2		X		
l)	Heating			X		
m)	Irrigation/Underground sprinkler system				X	
n)	Plumbing including fixtures			X		
o)	Roof			X		
p)	Sauna				X	
q)	Security System				X	
r)	Septic-cesspool including leach field-lines			X		
s)	If yes to p), date septic last serviced:					
t)	If yes to p), date septic last inspected:					
u)	Sewer (water back up, water main breaks, tree roots, etc.)			X		
w)	Swimming pool including pool equipment and any heater				X	
x)	If yes to w), describe safety features (eg. mesh fence, door / pool alarm):					
y)	Solar Panels				X	
z)	Spa-jacuzzi or hot tub				X	
aa)	Sump pump including battery back up			X		
bb)	Water filtration system			X		
cc)	Water softener				X	
dd)	Water supply			X		
ee)	Windows			X		
Comments:						

Seller initials

PS IMS

BGRS initials

AF/BGRS Real Estate, Inc. 6/10/24

Resale Buyer initials

I

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

Paul Scott
File #: 8648827

4. HOME IMPROVEMENTS/REPAIRS			
- Indicate in comment section below whether repairs or other alterations were in response to a defect. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.		Yes	No
a)	Are you aware of any structural additions, changes or repairs made to the Property by the former owners without all proper permits and government approval?		X
b)	Have you made any additions, structural modifications, repairs or other alterations to the Property? If yes, answer (i-iv.) below:		X
i.	Were permits required?		X
ii.	Were permits obtained and closed?		X
iii.	If applicable, was ACC/HOA approval required?		X
iv.	If applicable, was ACC/HOA approval obtained?		X
c)	Is there any evidence of, or has the Property been treated for, or repaired due to termite, pest or rodent infestation?		X
Comments:			

5. PROPERTY BOUNDARIES			
- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.		Yes	No
a)	Have you ever received or had a survey made of the Property?		X
b)	Are there any common walls, party walls, retaining walls, sea walls, fences or patios on the Property or adjacent property, where use or maintenance is shared?		X
c)	Are there any driveways or private roads where use or maintenance is shared?		X
d)	Are you aware of any easements, encroachments, overlaps, boundary or lot line disputes (recorded or not) that affect the Property?		X
e)	Are there any zoning violations, non-conforming units, violation of set-back requirements, boundary disputes, etc.?		X
f)	Is your interest in or ability to convey marketable title to the Property affected by any of the above?		X
Comments:			

Seller initials PS IMS

BGRS initials AT/BGRS Relocation, Inc. 6/10/24 Resale Buyer initials

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

Paul Scott
File #: 8648827

6.	DRAINAGE/WATER		
	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Have there ever been any issues with dampness, drainage, grading, standing water, water damage or flooding in or about the Property?		X
b)	Are you aware of any properties adjacent to the Property that have/have had any issues with drainage, grading, standing water?		X
c)	Is the Property located in a designated flood zone by FEMA that requires flood insurance?		X
Comments:			

7.	LAND/FOUNDATION		
	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Have any of the following ever occurred on the Property or in your community: movement, settling or sliding issues?		X
b)	Are there cracks, tilting or settling of any exterior walls, interior walls, ceilings, floors, foundation or basement?		X
c)	Has there been any damage to the Property or any of the structures from fire, earthquake, hurricanes, tornadoes, floods, landslides, etc.?		X
d)	Are there past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls on or adjacent to the Property?		X
Comments:			

Seller initials JS IMS

BGRS initials AT/BGRS Relocation, Inc. 6/10/24 Resale Buyer initials I

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

Paul Scott
File #: 8648827

8. NEIGHBORHOOD	- Answer "yes" if neighborhood conditions are either present or proposed. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Is there any unusual noise from any source that affects the Property? (Airplanes, highway, trains, hospital zone)		X
b)	Is the Property located near any recreational facility? (Community park, baseball field, golf course, etc.)		X
c)	Is the Property located near any unusual business? (Correctional facility, gun range, private or municipal dump, junkyard or toxic disposal site etc.)	X	
d)	Is the Property located near any retaining pond or other water source?		
Comments: GUN RANGE ABOUT 3/4 MILE DOWN THE ROAD.			

9. HAZARDOUS SUBSTANCES	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Does the Property now, or has it ever contained, any toxic substances to include but not limited to asbestos, lead paint, mold, radon gas, urea-formaldehyde foam Insulation (UFFI), formaldehyde flooring or adhesive, corrosive/Chinese drywall or Chinese made laminate flooring?		X
b)	Does the Property contain an inactive/abandoned home heating oil or LP gas tank? <i>If yes answer question (i.) below.</i>		X
i.	Date storage tank abandoned?		
Comments:			

Seller initials PS / MS

BGRS initials AF/BGRS Relocation, Inc. 6/10/24 Resale Buyer initials /

10. HOMEOWNER'S OR CONDOMINIUM ASSOCIATION			
- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.		Yes	No
a)	Are there any common areas not managed by a use and maintenance agreement? (roofs, walls, driveways, roadways, walkways, wells or other jointly-owned areas)		X
b)	Is there a Homeowner or condominium association pertaining to the Property? <i>If yes, answer questions (i-vii) below.</i>		X
i.	Is the Home owner or condominium association voluntary?		X
ii.	Is the Home owner or condominium association mandatory?		X
iii.	Does the association collect dues?		X
iv.	Is the association solvent (financially stable)?		X
v.	Does the association have first right of refusal for sale?		X
vi.	Any special assessments whether actual, pending or proposed?		X
vii.	Any lawsuits by or against the association?		X
Comments:			

11. MISCELLANEOUS			
- Answer yes if any of the following are anticipated, existing, pending or proposed. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.		Yes	No
a)	Do you know of any facts, conditions/circumstances that may affect any of the following pertaining to the Property: marketability, value, beneficial use or desirability?		X
b)	Are there any tax increases, bonds or special assessments by any governmental authority?		X
c)	Is there any legal action that could affect your interest in the property? (demands, lawsuits, settlements, judgments, bankruptcy, divorce, claim for damages or any other type of proceeding)		X
e)	Have there been any insurance claims?		X
f)	Is there any reason why the Property would not be insurable at standard rates?		X
g)	Are there any leased items on the property?	X	
h)	Have you had pets in/on the Property during your ownership?	X	
Comments: <u>PROANE TANK FOR FIREPLACE</u>			
<u>(1) DOG, (2) CATS, CHICKENS</u>			

Seller initials PS IMS

BGRS initials AF/BGRS Replication, Inc. 6/10/24 Resale Buyer initials I

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

Paul Scott
File #: 8648827

12. SUPPORTING DOCUMENTATION CHECKLIST		Attached	NA
- Check as "Attached" any/all of the following reports/documentation obtained during your ownership or purchase of the Property that you are including with this disclosure. - Check NA if you do not have a particular report/documentation.			
a)	Building permits		X
b)	Certificate of Occupancy		X
c)	Defective construction claim reports		X
d)	Disclosure statements provided at the time of your purchase of the Property		X
e)	Homeowners (HOA)/Condo Association Documents		X
i.	Articles		X
ii.	Assessment statements		X
iii.	By-laws		X
iv.	Conditions, covenants & restrictions (CC&Rs)		X
v.	Financial statements		X
vi.	Written approval for modifications to the Property		X
f)	Inspection reports		X
i.	Engineering		X
ii.	Home		X
iii.	Indoor air quality (i.e. mold, pet dander)		X
iv.	Radon		X
v.	Pest/termite		X
vi.	Septic		X
vii.	Soil		X
viii.	Stucco		X
ix.	Structural		X
x.	Other:		X
xi.	Other:		X
g)	Property survey		X
h)	Repair Receipts		X
i.	If attached, how many receipts:		X
h)	Underground storage tank abandonment		X
i)	Warranties or maintenance contracts		X
i.	Pest/termite		X
ii.	Radon		X
iii.	Driveway maintenance or shared agreement		X
iv.	Other:		X
v.	Other:		X

Seller initials PS / MS

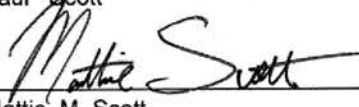
BGRS initials AF/BGRS Relocation, Inc. 6/10/24 Resale Buyer initials /

STATE DISCLOSURES – Some states require sellers to complete a specific disclosure form. If your state requires a specific seller's disclosure, you must provide a completed disclosure to BGRS Relocation Inc. ("BGRS"). If you have previously completed a seller's disclosure for your real estate broker, you must provide a legible copy of the seller's disclosure to BGRS. The seller's disclosure prepared for your real estate broker (if completed within the last 90 days) may be submitted in lieu of completing a new state required seller's disclosure. Unless allowed by your Employer's relocation policy providing the state disclosure is in addition to, and not in lieu of, providing this Homeowner Disclosure Statement.

SELLER SIGNATURES – The undersigned ("Homeowners") acknowledge this Homeowner Disclosure Statement is incorporated by reference in the Contract of Sale with BGRS. Homeowners further acknowledge and understand (a) that BGRS may rely on the statements made, and (b) certify that the information is true and correct to the best of my/our knowledge as of the date indicated below. Homeowners acknowledge that BGRS and any agents or subagents appointed by them will disclose the above information and provide a copy of this Homeowner Disclosure Statement to prospective buyers. Homeowners acknowledge that failure to disclose a defective condition may entitle BGRS to cancel an offer to purchase.

If, after having completed this Homeowner Disclosure Statement and any other disclosures required to be provided, you subsequently discover the existence of any defect or condition required to be disclosed, you are under a continuing obligation to supplement your disclosures to include such defect and/or condition. This obligation will continue until the date BGRS executes a Contract of Sale with you or you vacate the Property, whichever is later.

Date: 6-6-2024 
Paul Scott

Date: 6-6-2024 
Mattie M. Scott

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

Seller initials PS IMS

BGRS initials AF/BGRS Relocation, Inc. 6/10/24 Resale Buyer initials /