

VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: **8.5 Acres Stagecoach Rd, Henderson, NC 27537**

Buyer:

Seller: **Yvonne B Faison, Thomas M Faison**

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A. Physical Aspects

Yes	No	NR
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1. Non-dwelling structures on the Property

If yes, please describe:

2. Current or past soil evaluation test (agricultural, septic, or otherwise).....

3. Caves, mineshafts, tunnels, fissures or open or abandoned wells

4. Erosion, sliding, soil settlement/expansion, fill or earth movement

5. Communication, power, or utility lines.....

6. Pipelines (natural gas, petroleum, other).....

7. Landfill operations or junk storage

☐ Previous ☐ Current ☐ Planned ☐ Legal ☐ Illegal

8. Drainage, grade issues, flooding, or conditions conducive to flooding

9. Gravesites, pet cemeteries, or animal burial pits.....

10. Rivers, lakes, ponds, creeks, streams, dams, or springs.....

11. Well(s).....

☒ Potable ☐ Non-potable Water Quality Test? ☐ yes ☐ no
depth _____; shared (y/n) _____; year installed _____; gal/min _____

12. Septic System(s).....

If yes: Number of bedrooms on permit(s) 3

Permit(s) available? ☒ yes ☐ no ☐ NR

Lift station(s)/Grinder(s) on Property? ☐ yes ☐ no ☐ NR

Septic Onsite? ☒ yes ☐ no ☐ Details: _____

Tank capacity

Repairs made (describe): _____

Tank(s) last cleaned: Est. 2 yrs ago

If no: Permit(s) in process? ☐ yes ☐ no ☐ NR

Soil Evaluation Complete? ☐ yes ☐ no ☐ NR

Other Septic Details: Have septic drawing

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STANDARD FORM 142

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This form approved by:

NC REALTORS®

Seller Initials YB TF

Buyer Initials _____



D. Agricultural, Timber, Mineral Aspects

	Yes	No	NR
1. Agricultural Status (e.g., forestry deferral)	☐	☒	☐
2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)..... If yes, describe in detail:	☐	☒	☐
3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)	☐	☒	☐
If yes, describe in detail:			
4. Farming on Property: ☐ owner or ☐ tenant	☐	☒	☐
5. Presence of vegetative disease or insect infestation.....	☐	☒	☐
6. Timber cruises or other timber related reports.....	☐	☒	☐
7. Timber harvest within past 25 years	☐	☒	☐
If yes, monitored by Registered Forester?	☐	☐	☐
If replanted, what species:	☐	☐	☐
Years planted:			
8. Harvest impact (other than timber)	☐	☒	☐
If yes, describe in detail:			

E. Environmental Aspects

1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....	☐	☒	☐
2. Underground or above ground storage tanks	☐	☒	☐
If yes, describe in detail:			
3. Abandoned or junk motor vehicles or equipment of any kind.....	☐	☒	☐
4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....	☐	☒	☐
5. Federal or State listed or protected species present.....	☐	☒	☐
If yes, describe plants and/or animals:			
6. Government sponsored clean-up of the property	☐	☒	☐
7. Groundwater, surface water, or well water contamination ☐ Current ☐ Previous ...	☐	☒	☐
8. Previous commercial or industrial uses.....	☐	☒	☐
9. Wetlands, streams, or other water features	☐	☒	☐
Permits or certifications related to Wetlands	☐	☒	☐
Conservation/stream restoration.....	☐	☒	☐
10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)	☐	☒	☐
If yes, describe in detail:			
11. The use or presence on the property, either stored or buried, above or below ground, of:			
i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material	☐	☒	☐
If yes, describe in detail:			
ii. Other fuel/chemical.....	☐	☒	☐
iii. Paint ☐ Lead based paint ☐ Other paint/solvents	☐	☒	☐
iv. Agricultural chemical storage	☐	☒	☐

F. Utilities

Check all currently available on the Property and indicate the provider.

☒ Water (describe): <u>private well</u>	
☐ Sewer (describe): <u>septic system installed on property</u>	
☐ Gas (describe):	
☐ Electricity (describe):	
☐ Cable (describe):	

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Seller Initials ff Buyer Initials me

- ☐ High Speed Internet (describe): _____
☐ Fiber Optic (describe): _____
☒ Telephone (describe): _____
☒ Private well (describe): Private well on Property
☐ Shared private well or community well (describe): _____
☐ Hauled water (describe): _____
☐ Other (describe): _____

Explanation Sheet for Vacant Land Disclosure Statement

Instructions: Identify a line item in the first column (e.g., "E/8") and provide further explanation in the second column.

Attach additional sheets as necessary

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC., MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE YOU SIGN IT.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Entity Buyer: _____

(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: _____

Name: _____

Title: _____

Date: _____

Seller: Yvonne B Faison Date: 3-5-24

Yvonne B Faison

Seller: Thomas M Faison Date: 3-5-26

Thomas M Faison

Entity Seller: _____

(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: _____

Name: _____

Title: _____

Date: _____