

**NORTH CAROLINA REAL ESTATE COMMISSION*****Residential Property And Owners'
Association Disclosure Statement******Protecting the Public Interest in Real Estate Brokerage Transactions***

Property Address/Description: 2568 Wilton Ave, Creedmoor, NC, 27522
 Owner's Name(s): Opendoor Property J LLC

North Carolina law N.C.G.S. 47E requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
- If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: **"Dwelling"** means any structure intended for human habitation, **"Property"** means any structure intended for human habitation and the tract of land, and **"Not Applicable"** means the item does not apply to the property or exist on the property.

OWNERS: The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed by a broker even after repairs are made.

BUYERS: The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. **Buyers are strongly encouraged to:**

- Carefully review the entire Disclosure Statement.
- Obtain their own inspections from a licensed home inspector and/or other professional.

DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

- **Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.**
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials _____ Owner Initials BB
 Buyer Initials _____ Owner Initials _____

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SECTION A. STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF

	Yes	No	NR	
A1. Is the property currently owner-occupied? Date owner acquired the property: <u>08/07/2026</u> If not owner-occupied, how long has it been since the owner occupied the property? <u>2026-08-07</u>	☐	☒	☐	
A2. In what year was the dwelling constructed? <u>2000</u>			☒	
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☒	☐	☐	
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) ☐ Brick Veneer ☒ Vinyl ☐ Stone ☐ Fiber Cement ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Aluminum ☐ Wood ☐ Asbestos ☐ Other _____			☐	
A5. In what year was the dwelling's roof covering installed? <u>2013</u>			☐	
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☐	☒	
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☒	☐	
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☐	☒	
A9. Is there a problem, malfunction, or defect with the dwelling's:				
	NA	Yes	No	NR
Foundation	☐	☐	☒	☐
Slab	☐	☐	☐	☒
Patio	☐	☐	☒	☐
Floors	☐	☐	☒	☐
Windows	☐	☐	☒	☐
Doors	☐	☐	☒	☐
Ceilings	☐	☐	☒	☐
Deck	☐	☐	☒	☐
Attached Garage	☒	☐	☐	☐
Fireplace/Chimney	☐	☐	☐	☒
Interior/Exterior Walls	☐	☐	☒	☐
Other: _____	☐	☐	☒	☐

Explanations for questions in Section A (identify the specific question for each explanation):

Per prior ownership, roof replaced in 2013. See additional property information sheet for all work completed on the property under current ownership. Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property where applicable as noted.

Any windows with possible blown seals to convey in current (as is) condition. Any fireplace conveys in current (as is) condition. Seller to make no repairs.

SECTION B. HVAC/ELECTRICAL

B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	☐	☒	☐
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	☐	☒	☐
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)			☐
☐ Furnace [____ # of units] Year: _____			
☒ Heat Pump [____ # of units] Year: _____			
☐ Baseboard [____ # of bedrooms with units] Year: _____			
☐ Other: <u>Central HVAC</u> Year: _____			

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Yes No NR

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

☒ Central Forced Air: Packaged system Year: 2015 ☐ Wall/Windows Unit(s): _____ Year: _____
☐ Other: _____ Year: _____

B5. What is the dwelling's fuel source? (Check all that apply)

☒ Electricity ☐ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☐ Other: _____

Explanations for questions in Section B (identify the specific question for each explanation):

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property where applicable as noted.

SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

☒ City/County ☐ Shared well ☐ Community System ☐ Private well ☐ Other: _____

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

☐ Quality ☐ Pressure ☐ Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? _____

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

☐ Copper ☐ Galvanized ☒ Plastic ☐ Polybutylene ☐ Other: _____

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☐ Gas: _____ ☒ Electric: _____ ☐ Solar: _____ ☐ Other: _____

C4. What is the dwelling's sewage disposal system? (Check all that apply)

☐ Septic tank with pump ☐ community system ☐ Septic tank ☐ Drip system
☒ Connected to City/County System ☐ City/County system available ☐ Other: _____

☐ Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? _____ ☐ No Records Available

Date the septic system was last pumped: _____

C5. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR
Septic system	☒	☐	☐	☐
Sewer system	☐	☐	☒	☐
Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☒	☐
Water supply (water quality, quantity, or pressure)	☐	☐	☒	☐

Explanations for questions in Section C (identify the specific question for each explanation):

Per work order, an exterior hose bib was replaced. Wet areas in the bathroom were re-caulked. See additional property information sheet for all work completed on the property under current ownership.

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SECTION D. FIXTURES/APPLIANCES

D1. Is the dwelling equipped with an elevator system?

If yes, when was it last inspected? _____

Date of last maintenance service: _____

Yes ☐ No ☐ NR ☒

D2. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	☐	☐	☐	☒	Irrigation system	☒	☐	☐	☐	Sump pump	☒	☐	☐	☐	Garage Door system	☒	☐	☐	☐
Elevator system or component	☒	☐	☐	☐	Pool/hot tub /spa	☒	☐	☐	☐	Gas logs	☒	☐	☐	☐	Security system	☐	☐	☐	☒
Appliances to be conveyed	☐	☐	☒	☐	TV cable wiring or satellite dish	☒	☐	☐	☐	Central vacuum	☒	☐	☐	☐	Other:	☐	☐	☒	☐

Not all appliances are working.

Explanations for questions in Section D (identify the specific question for each explanation):

SECTION E. LAND/ZONING

E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?

Yes ☐ No ☐ NR ☒

E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)

☐ ☐ ☒

E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements?)

☐ ☒ ☐

E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?

☐ ☐ ☒

E5. Does the property abut or adjoin any private road(s) or street(s)?

☐ ☒ ☐

E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☒ NA

☐ ☐ ☒

Explanations for questions in Section E (identify the specific question for each explanation):

SECTION F. ENVIRONMENTAL/FLOODING

F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?

Yes ☐ No ☒ NR ☐

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	Yes	No	NR
F2. Is there an environmental monitoring or mitigation device or system located on the property?	☐	☐	☒
F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property?	☐	☒	☐
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?	☒	☐	☐
F5. Is the property located in a federal or other designated flood hazard zone?	☐	☒	☐
F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?	☐	☒	☐
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?	☐	☒	☐
F8. Is there a current flood insurance policy covering the property?	☐	☒	☐
F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?	☐	☐	☒
F10. Is there a flood or FEMA elevation certificate for the property?	☐	☐	☒

NOTE: An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

Explanations for questions in Section F (identify the specific question for each explanation):

Per prior ownership, property is subject to traffic noise. Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property where applicable as noted.

SECTION G. MISCELLANEOUS

	Yes	No	NR
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property?	☐	☐	☒
G2. Is the property subject to a lease or rental agreement?	☐	☒	☐
G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit?	☐	☒	☐

Explanations for question in Section G (identify the specific question for each explanation):

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 Buyer Initials _____ Owner Initials _____

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SECTION H.
OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

	Yes	No	NR
H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]: a. (specify name) <u>No HOA</u> whose regular assessments ("dues") are \$ <u>NR</u> per _____. The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____ b. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address, telephone number, and website of the president of the owners' association or the association manager are: <u>No HOA</u> c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject? If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____	☐	☒	☐

H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If "yes," state the amount of the fees: <u>NR</u>	☐	☒	☐
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H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property? If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____	☐	☒	☐
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H4. Is there any unsatisfied judgment or pending lawsuits against the association? If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____	☐	☒	☐
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Explanations for questions in Section H (identify the specific question for each explanation):

Although public record indicates that the property does not have an active or mandatory HOA, it does not mean that the property is not subject to the outlined in H1)

Owner(s) acknowledge(s) having reviewed this Disclosure Statement before signing and that all information is true and correct to the best of their knowledge as of the date signed.

Owner Signature: Brad Bonney Opendoor Property J LLC Date 09/08/2026
Owner Signature: _____ Date _____

Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Buyer Signature: _____ Date _____
Buyer Signature: _____ Date _____

Additional Property Information

PROPERTY ADDRESS

2568 Wilton Ave, Creedmoor, NC, 27522

TwinPulse LLC — twinpulsellc@gmail.com • 919-308-3444

Aug 10 – Aug 18, 2026

General repairs: interior primer and full interior paint with holes, cracks and prior imperfections repaired, sanded and textured to match; kitchen cabinets and all bathroom vanities prepped, sanded and given two coats; window treatments removed throughout including curtains, rods, blinds and hardware with holes patched and painted to match; new electric range installed with the old unit hauled away; interior ceiling fixtures replaced with new LED and flush mount fixtures, battery smoke/CO detectors replaced; new exterior door handle and interior passage sets installed; all deck boards replaced with 5/4 wood decking with all handrail caps and rim replaced, front and stair handrails replaced with the columns left on site and painted to match, rotted exterior trim replaced and caulked, and the crawl space door replaced and painted to match; leaking hose bib replaced; wet-area caulking package; siding and front porch pressure washed; prelim package covering door stops, strike plates, blinds, screens, switch and outlet plates, bulbs, smoke detector batteries, capped unused water and gas lines and new HVAC filters.

Centralized Purchasing — No external vendor contact.

Aug 15, 2026

Interior and exterior PPG paint and pantry cabinet materials ordered by Opendoor; appliances purchased by Opendoor.

Affordable Lawns LLC — affordablelawns1981@gmail.com • 919-696-1102

Aug 18 – Aug 21, 2026

Mowed, edged and trimmed with additional labor for tall grass, trimmed overgrown hedges and bushes to 12" clearance, refreshed the flower beds with weed barrier and black mulch, and hauled off seller debris.

Real Floors, Inc. — kristie.markham@realfloors.com • 770-590-7334

Aug 20 – Aug 21, 2026

Installed LVP with transitions, and new carpet with 6 lb 3/8" pad, tack strips and transitions at all previously carpeted locations.

The Cleaning Girls, LLC — thecleaninggirls.llc@gmail.com • 562-505-2871

Aug 21, 2026

Full final clean, interior and exterior.

VRX Media Group LLC — nate@vrxmediagroup.com • 262-880-5727

Aug 26, 2026

Captured 3D tour of home.

x *Brad Bonney*

Authorized Signer on behalf of Opendoor Property J LLC

Date: 09/08/2026

The seller has made this page available in an effort to make the contents of this disclosure easier to read, as the current format of the seller disclosure itself does not leave adequate space to explain answers provided. The seller never occupied the property. The information being provided is context gleaned from previous seller inputs, visual assessment, work orders, and publicly available information. Some information from the sources noted could be conflicting and the seller encourages the buyer to obtain their own inspection to verify the details noted here.



Purchase Agreement

Project Information

Date	06/13/2024
Electric Utility	Duke Energy
Interconnection Type	Bridge Rate (Net-Metering)
8MSolar Contact	Jon Edwards
8MSolar Contact Email	j.edwards@8msolar.com
8MSolar Contact Phone	919-659-0302
Start Date	06/13/2024
Estimated Install Date	Approx. 3 Months
Customer Name	[REDACTED]
Property Address	2568 North Carolina 56 Creedmoor, NC 27522
Customer Email	[REDACTED]
Customer Phone	[REDACTED]

System Details /

Component	Manufacturer	Model	Quantity
Panels	Q Cells	QTron 430W all-black	20
Battery	Tesla	Powerwall 3	1
Inverter		Gateway	1
		MCIs	As needed
Racking	Pegasus Solar	PSR-B84 Rails (Black)	As needed
Mounting	Pegasus Solar	CompMount Flashing (Black)	As needed
Monitoring	Tesla App.	Production & Home Consumption (Usage) Monitoring*	1

*If the home's existing electrical infrastructure will allow for CT installation

Total System Size (kW DC)	Year 1 Production Estimate (kWh)
8.6 kW	12,977 kWh

If the solar system has been operating in proper working condition, 8MSolar guarantees annual solar production to be within 15% of production estimate as calculated by the Aurora Design Tool for a period of five years or the company will reimburse the retail value of the difference in kWh.

Additional Items / Scope of Work -

☐ Critter Guard(s)

**Please note critter guards are a deterrent only. There are no guarantees in terms of prevention, effectiveness, etc. for this product. 8MSolar workmanship warranty does not cover pest & critter damage.*

☐ EV Charger (NEMA 14-50, etc.)

**Default distance is within 10' of the main electrical panel.*

NOTES:

- (1) Tesla PowerWall 2 providing (13.5 kWh) of stored power; 11.5 kW (47 amps) maximum continuous output.
- Main panel backup installation. Battery(s) will be installed between the meter and (1) main electrical panel (200/225A); if any electrical upgrades or additional work / cost is required, it will be presented to the customer prior to signing the final design plans. Customers will have to manually turn-off (or ensure they do not run) items / loads that exceed the battery output capacities.
- *Contract contingent upon customer receipt of the 2024 Duke PowerPair Rebate. If cancellation occurs due to not receiving the rebate, \$500 of the deposit would be withheld (nonrefundable) to cover the costs incurred for interconnection. No cancellation fees would be charged. Customers are required to acknowledge the Terms and Conditions of the program via email (from Duke Energy) once we have applied for the rebate.*

WARRANTIES:

25 Year Panel Power Output Warranty
25 Year Panel Product Warranty
25 Year Pegasus Solar Racking Warranty
10 Year Tesla Inverter Warranty
10 Year Battery Warranty
Lifetime 8MSolar Workmanship and Penetration Warranty

1 Year Performance Review via 8MSolar Service Team

8MSolar's in-house Service Team will conduct a free 1 year post installation performance check to make sure your system is operating as expected (optimally).

Financial

PV System Price	\$27,900
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Payment Schedule:

- ☐ Down Payment -**\$500**
- ☐ Financing **\$27,400** with CreditHuman | 20 year, 8.5% | **Plan # 4780**

Financier charges \$295 documentation fee - added to principal at loan origination

*3% Processing fee applied to payments made with a credit card.

*Financing APR's assume ACH payment method (Automatic Payments via Bank Account). When financing, the loan company will place a UCC-1 filing (lien) on the solar PV equipment.

*Net meter replacement will be requested after receipt of final payment

Approvals to Proceed

8MSolar		Customer	
Signature	<i>Jon Edwards</i>	Signature	
Printed Name	Jon Edwards	Printed Name	
Title	Solar Consultant	Title	Homeowner
Date	06 / 13 / 2024	Date	06 / 13 / 2024

Scope of Work and Responsibilities

1. The contract may be canceled within 5 business days of signing this agreement with a cancellation fee of \$2400, plus any costs incurred by 8MSolar. These costs *may* include equipment restocking fees, North Carolina Utility Commission (NCUC) fee(s), utility interconnection fee(s), as well as time spent by 8MSolar personnel for site evaluations, preparing electrical drawings, etc. If the project is financed, any costs incurred by 8MSolar are payable by the homeowner upon cancellation. Cancellation requests must be submitted (via email) to info@8msolar.com.
2. The photovoltaic system is to be installed on the site address indicated above for the mentioned customer. The installation process includes the following:
 - a. All pertinent HOA / building & electrical permits / zoning application(s)
 - b. Utility interconnection application(s)
 - c. Structural review (if applicable)
 - d. Physical installation of the photovoltaic modules to the designated project site (roof/ground as dictated by final PV system design)
 - e. Physical installation of the inverter(s)
 - f. All other Balance of System (BOS) components (as dictated by final PV system design)
 - g. Conduit runs from the solar array to the inverter(s)
 - h. Conduit runs from the inverter(s) to the property's existing electrical service (if applicable)
 - i. Physical installation of all supplemental electrical components with proper labels as designated by the most up-to-date National Electric Code (NEC) standards

The work will be done using the components listed in the "System Details" section of this agreement.

3. The Owner hereby states that they are the lawful and vested owner of the property. The Owner hereby authorizes 8MSolar to commence and complete the photovoltaic system installation.
4. All work done on the photovoltaic system shall be designed and installed in accordance with state, local, and municipal building codes, standards, and/or ordinances.
5. 8MSolar is NOT responsible for additional fees/charges related to, but not limited to, upgrading existing grid service, modifying existing electrical infrastructure at the project site and/or the need for additional components to offer proprietary energy production at the Owner's property. The Owner will be notified of said electrical service upgrades and/or grid upgrades prior to installation and is responsible for any associated charges to be paid in full prior to 8MSolar commencing work on the system installation.
6. 8MSolar does not guarantee any utility, local, state or federal rebates or tax incentives.
7. In certain circumstances, the Owner may be responsible to designate an area and intended location of where shipped goods can be housed until installation commences. The inventory delivered on site will be left in its original packaging, and shall NOT be unpackaged or opened. 8MSolar staff will unpack all items and components when on site for the installation.

8. 8MSolar will advise the customer if the proposed materials in this purchase agreement are unavailable or have undergone a change in pricing at time of install due to items outside of 8MSolar's control (Acts of God, supply chain issues, manufacturers going out of business etc.) .
9. Space needed for solar installation wiring & equipment mounting shall be cleared by the customer.
10. Monitoring communications are wifi or zigbee; cellular & hardwired communications shall be priced on an as needed basis.
11. A ground clearance and work space of 5' past the edge of the roof shall be kept available and open for the installation.
12. 8MSolar recommends that the solar PV system be added to the homeowner's insurance policy and recommends that a critter guard be installed.
13. 8MSolar will assist in providing a completed HOA application, along with any necessary supporting materials, to the customer; but HOA approval and adherence to the specific requirements of the community guidelines is ultimately the responsibility of the customer.
14. For ground mount systems - 8MSolar will contact NC811 to get underground utilities marked up. Private utilities such as septic fields, electric dog fences, drainage lines etc. are not marked out by 811, it is the owner's responsibility to locate and mark these prior to a system installation.

8MSolar Referral Program

- 8MSolar provides a \$500 referral bonus, paid to an 8MSolar customer (i.e. "the Referrer") when they refer another individual who then installs a system with us. The Referrer must have provided the referral information (specifically the name and address of the individual(s)) to 8MSolar **prior** to the potential referral already contacting 8MSolar. Group deals, special pricing discounts and/or promotions do not qualify for the referral program.

Appendix A

Limited Warranty

1. The 8MSolar lifetime workmanship & penetration warranty covers deficiencies in workmanship only and does not cover damage caused by conditions outside of 8MSolar's control. This includes, but is not limited to, equipment failure, acts of God, high winds or storms, or neglect by the Customer.

This warranty is only valid under normal system operation and service conditions. The determination of whether a claim is covered under this warranty is at the sole discretion of 8MSolar. To receive service under this warranty, the purchaser of the PV system must notify 8MSolar in writing and a company official will verify damage claims. Claims serviced under this warranty may be subject to a truck roll cost of \$250.

This warranty only protects the original purchaser of the PV system. Transfer of warranties is allowed after written permission from 8MSolar. To transfer warranties, 8MSolar will conduct an in person site evaluation to verify that the installation matches 8MSolar project drawings. If the system matches the project drawings, 8MSolar will transfer the warranty. To maintain warranty coverage, all maintenance, repair, troubleshooting and system modifications (if needed) shall have been performed by 8MSolar technicians only. 8MSolar will not provide warranties on system modifications or work performed on the Solar PV system by companies other than 8MSolar. Transfer of warranties requires amending construction documents with the State of North Carolina, this may incur a charge of up to \$400.

Exclusions

2. All materials used in the installation of the PV system are covered exclusively by the manufacturer's warranty. 8MSolar may assist the original purchaser in filing warranty claims against the original manufacturer. The 8MSolar limited warranty does not cover damage caused by the following:
 - a. Abuse
 - b. Improper care or neglect of the system
 - c. Not following proper preventive maintenance procedures where needed
 - d. Accidents
 - e. Alteration
 - f. Installation, work, relocation, repairs or replacements not performed by 8MSolar employees
 - g. Events, conditions, and circumstances beyond the control of and not caused by 8MSolar's fault or negligence. This includes acts of God, power failure or interruption, abnormal weather conditions or actions of the elements including lightning, fire, flood, hailstorms, pest infestations, civil unrest, economic sanctions, failure of any government authority to act, binding order of any governmental authority, or unavailability of power, equipment, supplies or products.

This limited warranty does not cover any monitoring systems that may be included with the PV system. This warranty does not cover labor, shipping or transportation costs.

Disclaimer

3. This limited warranty is the only express warranty made by 8MSolar. There are no warranties

which extend beyond the face hereof. Any implied warranties, including the implied warranties of merchantability and fitness for a particular purpose under state law, shall not extend past the expiration of the warranty period in this Limited Warranty. Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. This Limited Warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

Limitations On Liability

4. The remedies set forth in this Limited Warranty are the exclusive remedies available. In no event shall 8MSolar be liable to you or your assigns for any special, indirect, punitive, exemplary, incidental, or consequential damages of any nature in connection with the PV system. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. To the extent permitted by law, 8MSolar's total liability shall not exceed the price paid for the System.

Binding Mediation

5. All disputes and controversies of every kind and nature between the Parties to this Agreement arising out of or in connection with this Agreement as to the construction, interpretation or meaning, performance, nonperformance, enforcement, operation, breach, continuance or termination thereof shall be submitted to mediation/arbitration pursuant to the procedures set forth herein. (A) Within thirty (30) days of the giving of written notice of a dispute under this Agreement, the Parties agree to meet with a mediator for the purpose reaching a final resolution of such dispute by binding mediation; (B) The Parties shall share the mediator's costs and expenses equally. (C) The mediation hearing shall be held at a mutually agreeable time in Wake County, North Carolina. (D) The mediator will first attempt to facilitate a voluntary and mutually satisfactory resolution of the controversy or controversies between the Parties. In the event that an impasse is reached by the Parties during the process of mediation, the Parties agree that the mediator shall then render a decision and award based upon the facts, law and evidence presented during the mediation of the controversy or controversies between the Parties. (E) The mediation hearing shall be concluded within one (1) day unless otherwise ordered by the mediator, and any award on the hearing shall be made within five (5) calendar days after the close of the mediation. (F) Any award rendered by the mediator pursuant to this paragraph shall be final and binding upon all Parties to this dispute, and judgment on such award may be entered by either Party in the District Court of Wake County, North Carolina or such other court as might have jurisdiction over this matter. (G) The Parties stipulate that the provisions of this paragraph shall be a complete defense to any suit, action, or proceeding instituted in any federal, State or other Court or before any administrative tribunal or agency with respect to any controversy or dispute arising during the period of this Agreement. (H) Nothing contained in this paragraph shall be deemed to give the mediator any authority, power or right to alter, change, amend, modify, add to, or subtract from any of the provisions of any contract entered into by and between the Parties.

(l) In the event that the Parties are unable to agree upon the mediator to be employed, 8MSolar LLC shall have the right to petition the Chief Judge of the District Court of Wake County to appoint a mediator from the list of mediators available for the mediation of civil disputes in Wake Superior Court.

Legal Proceedings

6. To the extent that legal proceedings are available to either party under this agreement, the parties agree to submit themselves to the jurisdiction of the courts of Wake County, North Carolina. This document and the relationship of the parties shall be governed exclusively by the laws of the State of North Carolina. 8MSolar LLC retains the right to protect its interests under the provisions of Chapter 44A of the North Carolina General Statutes.

The terms of this agreement are confidential, this document shall not be distributed without 8MSolar's consent.

Title	8MSolar - Residential Purchase Agreement
File name	Purchase_Agreement.pdf
Document ID	[REDACTED]
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History

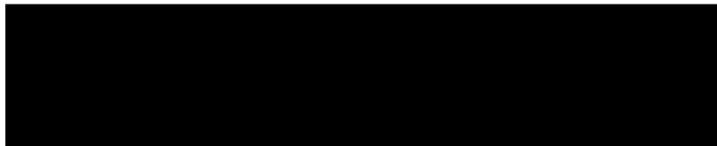


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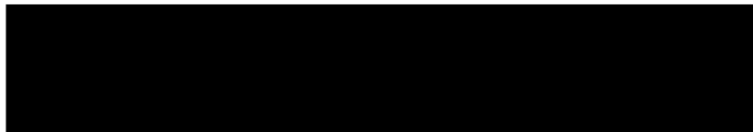
Sent for signature to [REDACTED]
from j.edwards@8msolar.com
[REDACTED]



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COMPLETED

06 / 13 / 2024
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The document has been completed.

8MSolar LLC

5112 Departure Dr
Raleigh, NC 27616 US
919.948.6474
accounting@8msolar.com
www.8msolar.com



INVOICE

BILL TO
[Redacted]
2568 North Carolina 56
Creedmoor, NC 27522 USA

INVOICE 10255
DATE 06/13/2024
TERMS Due on receipt
DUE DATE 06/13/2024

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Residential Sales	8.6 kW Residential Solar System	0.0179211	27,900.00	500.00

SUBTOTAL	500.00
TAX	0.00
TOTAL	500.00
PAYMENT	500.00
BALANCE DUE	\$0.00
	PAID

Pay invoice

Please note our address has changed to:

5112 Departure Drive
Raleigh, NC 27616
Page 1 of 1

8MSolar LLC

5112 Departure Dr
Raleigh, NC 27616 US
919.948.6474
accounting@8msolar.com
www.8msolar.com



INVOICE

BILL TO
[Redacted]
2568 North Carolina 56
Creedmoor, NC 27522 USA

INVOICE 12111
DATE 12/26/2024
TERMS Due on receipt
DUE DATE 12/26/2024

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Residential Sales	8.6 kW Residential Solar System	0.9820789	27,900.00	27,400.00

SUBTOTAL	27,400.00
TAX	0.00
TOTAL	27,400.00
PAYMENT	27,400.00
BALANCE DUE	\$0.00
	PAID

Pay invoice

Please note our address has changed to:

5112 Departure Drive
Raleigh, NC 27616
Page 1 of 1