

Weichert Seller Disclosure

Property ID: M-C-00437981-1

PROPERTY'S RECORD TITLE OWNER (Weichert SELLER) DISCLOSURE STATEMENT

This Seller Disclosure by the property's record title owner(s) ("Weichert Seller") Kevin Andrew Sheaffer, Mae Elizabeth Sheaffer, concerns the real property and fixtures (the "Property") located at the following address: 1349 Heritage Heights Lane, Wake Forest North Carolina 27587 United States.

This statement is a disclosure of the conditions of the property. All representations made herein by Weichert Seller shall remain the responsibility of Weichert Seller; Weichert Seller understands that Weichert Workforce Mobility Inc. (Weichert) may show this document to buyers for informational purposes only.

INSTRUCTIONS TO THE RECORD TITLE OWNER (Weichert)

As the potential purchaser of the Property from Weichert Seller, Weichert requires the following information contained in this document. Please know that your failure to make accurate and complete disclosures will be a breach of any agreement you may sign with Weichert, regardless of any use of these disclosures by prospective buyers. **Based on the questions and your answers, provide details further in the space provided.**

TO ANY PROSPECTIVE BUYER FROM WEICHERT

As a relocation benefit to the Record Title Owner, who is the Signatory on the deed to be granted to the prospective buyer. Weichert either has acquired title to the property, will acquire title to the property, holds Title in Trust or with a designated nominee, or is the purchaser named in contract of sale with respect to the property signed by or on behalf of the property's record owner(s) and under which Seller can acquire title. As part of such purchase or trustee relationship, Weichert obtained this Seller Disclosure Statement from such prior owner. This document is a statement of Weichert Seller opinion concerning the condition of the Property, and not a statement or representation of Weichert with respect to the Property. Weichert has never occupied the Property and cannot verify whether all the information provided in this Weichert Seller Disclosure Statement is accurate and therefore makes no warranties or representations with respect to the Property of this Weichert Seller Disclosure Statement. Weichert provides such Weichert Seller Disclosure Statement to prospective buyers for whatever informational purpose(s) it may or may not have, and such document shall **NOT** be deemed to be any sort of warranty from Weichert or Weichert Seller to a prospective buyer regarding the Property and is **NOT** a substitute for a thorough inspection of the Property by a prospective buyer.

Seller starts on the next page.

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THE STATEMENT AND REPRESENTATION OF Weichert SELLER AS TO THE PROPERTY IS AS FOLLOWS:

PREAMBLE: The term “ever” when used herein refers to problems of which you became aware by personal observation or otherwise during your occupancy and/or by any former owner(s). *If unknown to you, please comment below each section.*

1. HOUSE SYSTEMS AND PROPERTY STRUCTURES

1(a) Are you aware of any present or past problems affecting one or more of the following - check “N/A” for any time(s) that are not applicable								
	YES	NO	N/A		YES	NO	N/A	
<u>Electrical wiring</u>	☐	☒	☐	<u>Exterior Walls, including any siding/other covering</u>	☐	☒	☐	
<u>Air Conditioning - Central</u>	☐	☒	☐	<u>Ceiling</u>	☐	☒	☐	
<u>Air Conditioning – Other</u>	☐	☒	☐	<u>Windows</u>	☐	☒	☐	
<u>Plumbing</u>	☐	☒	☐	<u>Doors</u>	☐	☒	☐	
<u>Floors</u>	☐	☒	☐	<u>Driveways</u>	☐	☒	☐	
<u>Well</u>	☐	☐	☒	<u>Fences</u>	☐	☒	☐	
<u>Sprinkler System</u>	☐	☐	☒	<u>Patios</u>	☐	☒	☐	
<u>Smoke Detector</u>	☐	☒	☐	<u>Interior Lighting/Fixtures</u>	☐	☒	☐	
<u>Interior Walls</u>	☐	☒	☐	<u>Exterior Lighting/Fixtures</u>	☐	☒	☐	
If “YES” to any of the above, provide details (attach additional page(s) if necessary):								
If “UNKNOWN” to any of the above, provide details:								
HOUSE SYSTEMS AND PROPERTY STRUCTURES QUESTIONS - (continued)					YES	NO	N/A	
1(b) Does the property have one (1) or more fireplaces					☒	☐	☐	
If “YES”, indicate when the flue(s) were last cleaned:								
Gas fireplace								
1(c) Does the property have any of the following stoves:					Wood Burning	☐	☒	☐
					Coal	☐	☒	☐
					Pellet	☐	☒	☐
1(d) If “YES” to 1(c), do all systems conform to applicable, municipal by-laws an/or fire or safety regulations:					☐	☐	☒	

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1. HOUSE SYSTEMS AND PROPERTY STRUCTURES – (continued)

HOUSE SYSTEMS AND PROPERTY STRUCTURES - (continued)	Wood Burning	Coal	Pellet
1(e) If "NO" to 1(d), identify any non-conforming system:	☐	☐	☐
	YES	NO	N/A
1(f) If "YES" to 1(b), are you aware of any present or past problem(s) with the chimney(s), firebox(es), damper(s), and/or flue(s):			
If "YES", provide details:			
	☐	☒	☐
If "UNKNOWN" to any of the above, provide details:			
HOUSE SYSTEMS AND PROPERTY STRUCTURES (continued)	YES	NO	N/A
1(g) Does the property have any flue(s) for wood, coal, and/or oil stoves or furnaces:		☒	☐
If "YES", indicate when the flue(s) were last cleaned:			
1(h) If "YES" to 1(d), are you aware of any present or past problem(s) with the wood, coal, and/or oil stove or furnace flue(s):		☒	☐
If "YES", provide details:			
1(i) Are all appliances included in the sale in working order:	☒	☐	☐
If "NO", provide details:			
1(j) Type(s) of siding on the exterior walls:			
1(k) Year the home was built:			

2. HEATING / HOT WATER / WINTERIZATION

HEATING / HOT WATER / WINTERIZATION QUESTIONS	Oil	Gas	Electric	Wood	Other
2(a) Type(s) of heating system(s)		☒	☐	☐	☐
If "Other", provide details:					
2(b) Type(s) of hot-water system(s)		☒	☐	☐	☐
If "Other", provide details:					
HEATING / HOT WATER / WINTERIZATION QUESTIONS - (continued)			YES	NO	N/A
2(c) Are all rooms heated by the system(s) identified in 2(a):			☒	☐	☐
If "NO", provide details:					
2(d) Are you aware of any heating/hot water system inspection(s) completed in the past:			☐	☐	☒
2(e) If "YES" to 2(d), do you have copies of any completed inspection(s):			☐	☐	☒

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2. HEATING / HOT WATER / WINTERIZATION – (continued)

HEATING / HOT WATER / WINTERIZATION QUESTIONS - (continued)				
2(f) Age of the heating system(s):				
unknown				
2(g) Date the heating system last serviced:				
October 2025				
2(h) System Ownership:				
SYSTEM:	OWNED	RENTED	NAME OF RENTAL COMPANY	N/A
Propane/gas tank(s) for furnace:	☐	☐		☒
Propane/gas tank(s) for kitchen stove:	☐	☐		☒
Hot water heater(s):	☒	☐		☐
Hot water tank(s):	☒	☐		☐
Furnace burner:	☒	☐		☐
Security System:	☒	☐		☐
Other(define):	☐	☐		☐
Other(define):	☐	☐		☐
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.				

3. ELECTRICAL SYSTEMS

ELECTRICAL SYSTEMS QUESTIONS	YES	NO	N/A
3(a) Are you aware of any electrical additions, changes, or repairs made to this property:			
If "YES", provide details:	☐	☒	☐
3(b) If "YES" to 3(a), are you aware if all required permits and/or government approvals were obtained:			
If "NO", provide details:	☐	☐	☒
3(c) If "YES" to 3(a), did you do any of the work yourself:			
If "YES", provide details:	☐	☐	☒
3(d) If "YES" to 3(a), was any of the work done by a licensed contractor:			
If "YES", provide details:	☐	☐	☒
3(e) Are you aware of any electrical system inspection(s) completed in the past:	☐	☐	☒
3(f) If "YES" to 3(e), do you have copies of any completed electrical system inspection(s):	☐	☐	☒

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3. ELECTRICAL SYSTEMS (continued)

ELECTRICAL SYSTEMS QUESTIONS – (continued)	Copper	Aluminum	Knob & Tube	Other
3(g) Type of Electrical Wiring:	☐	☐	☐	☐
OTHER:				
unknown				
ELECTRICAL SYSTEMS QUESTIONS	60 amps	100 amps	125 amps	200 amps
3(h) Amperage:	☐	☐	☐	☐
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.				

4. INSULATION / ASBESTOS

INSULATION / ASBESTOS QUESTIONS	YES	NO	N/A
4(a) Are you aware if the property is insulated	☐	☐	☒
If "YES", please identify the type(s) of insulation or check the "Unknown" box to the right:			
If "NO", provide details:			
4(b) Are you aware if urea formaldehyde foam insulation (UFFI) was ever present in the property:	☐	☐	☒
If "YES", provide details:			
4(c) Are you aware of any air test(s) for UFFI/formaldehyde that were ever done:	☐	☐	☒
4(d) If "YES" to 4(c), do you have copies of any test results for UFFI/formaldehyde:	☐	☐	☒
4(e) Are you aware if asbestos-containing insulation and/or materials is present:	☐	☐	☒
If "YES", provide details:			
4(f) Are you aware of any test(s) for asbestos-containing insulation or materials ever completed on the home	☐	☐	☒
4(g) If "YES" to 4(f), do you have copies of any asbestos test results on the home:	☐	☐	☒
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

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5. MOISTURE

MOISTURE QUESTIONS	YES	NO	N/A
5(a) Are you aware of any present or past water problems and/or damp conditions anywhere in the house including but not limited to roofs, floors, walls (exterior/interior and between) bathrooms, kitchens, basement, crawl space:	☐	☒	☐
5(b) If "YES" to Question 5(a), are you aware if the problem(s) have been corrected? If "YES", define how the problem(s) was/were corrected or if "NO", provide details:	☐	☐	☒
5(c) Is there a sump pump in the home:	☐	☒	☐
5(d) If "YES" to 5(c) are there now or were then any problems with the sump pump? If "YES", provide details:	☐	☐	☒
5(e) Are you aware of any moisture test(s) ever completed on the home or other structure(s) on the property:	☐	☐	☒
5(f) If "YES" to 5(e), do you have copies of any moisture test(s) results:	☐	☐	☒
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

6. INDOOR AIR QUALITY (IAQ) / MOLD / RADON GAS

INDOOR AIR QUALITY (IAQ) / MOLD / RADON GAS QUESTIONS	YES	NO	N/A
6(a) Are you aware of any present or past mold problem (visible mold and/or non-visible mold) in this property: If "YES" to either/both, provide details:	☐	☒	☐
6(b) Are you aware of any present or past Indoor Air Quality (IAQ) problem(s) in this property: If "YES", provide details:	☐	☐	☒
6(c) Are you aware of any IAQ test(s) ever done to determine if there is an Indoor Air Quality problem in this property:	☐	☐	☒
6(d) If "YES" to 6(c), do you have copies of any IAQ tests done:	☐	☐	☒
6(e) Are you aware of any present or past elevated Radon Gas in this property If "YES", provide details:	☐	☐	☒
6(f) Is there a radon mitigation system installed in the property:	☐	☐	☒
6(g) Are you aware of any test(s) ever done to determine if there is a Radon Gas problem in this property:	☐	☐	☒
6(h) If "YES" to 6(g), do you have copies of any of the tests done:	☐	☐	☒
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

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7. ADDITIONS / RENOVATIONS

ADDITIONS / RENOVATIONS QUESTIONS	YES	NO	N/A
7(a) Are you aware of any structural additions, changes, and/or repairs made to this property by former owners:	☐	☐	☒
If "YES", provide details:			
7(b) If "YES" to 7(a), are you aware if all required permits and/or government approvals were obtained:	☐	☐	☒
If "NO", provide details:			
7(c) If "YES" to 7(a) Are you aware if any work was done by a licensed contractor:	☐	☐	☒
If "YES", provide details:			
7(d) Have you made any structural additions, changes, and/or repairs to this property:	☒	☐	☐
If "YES", provide details:			
Renovated master bathroom			
7(e) If "YES" to 7(d), are you aware if all required permits and/or government approvals were obtained:	☒	☐	☐
If "NO", provide details:			
obtained by contractor			
7(f) If "YES" to 7(d) were structural additions, changes, and/or repairs completed by a licensed contractor:	☒	☐	☐
If "YES", provide details:			
obtained by contractor			
7(g) If "YES" to 7(d), did you do any of the work yourself:	☐	☒	☐
If "YES", provide details:			
7(h) If "YES" to 7(a) or 7(d) do you have copies of the required permits for the completed work:	☐	☐	☒
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

8. LAND / FOUNDATION

LAND / FOUNDATION QUESTIONS	YES	NO	N/A
8(a) Are you aware if this property is located in a flood zone:	☐	☒	☐
8(b) Are you aware if this property ever had a drainage or flooding problem:	☐	☐	☒
If "YES", provide details:	☐	☐	☒
8(c) Are you aware if this property is located on an earthquake fault:	☐	☐	☒
8(d) Are you aware if the property is located on filled or expansive soil:	☐	☐	☒
If "YES", provide details:			

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8. LAND / FOUNDATION – (continued)

LAND / FOUNDATION QUESTIONS		YES	NO	N/A	
8(e) Are you aware of any present or past sliding, settling, earth movement, upheaval, or earth stability problems on your property:		☐	☐	☒	
If "YES", provide details:					
8(f) Are you aware of any present or past sliding, settling, earth movement, upheaval, or earth stability problems in the immediate neighborhood: If "YES", provide details:		☐	☐	☒	
8(g) Are you aware of any defects or problems relating to the foundation:		☐	☐	☒	
If "YES", provide details:					
LAND / FOUNDATION QUESTIONS – (continued)		Concrete	Wood	Slab	Other
8(h) Foundation Type		☒	☒	☐	☐
Other (identify):					
LAND / FOUNDATION QUESTIONS – (continued)		YES	NO	N/A	
8(i) Are you aware of any structural problems relating to this property:		☐	☐	☒	
If "YES", provide details:					
8(j) Are you aware of any present or past underground fuel tank(s) on this property:		☐	☒	☐	
If "YES", provide details and include the fuel type(s) of the underground tank(s):					
8(k) If "YES" to 8(g), are you aware of any present or past problem(s) with any underground fuel tank(s), including but not limited to leaking:		☐	☐	☒	
8(l) Are you aware of any inspection(s) and/or test(s) ever completed on the underground tank(s):		☐	☐	☒	
8(m) If "YES" to 8(i), do you have copies of any inspections/tests completed on this property:		☐	☐	☒	
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.					

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9. ROOF

ROOF QUESTIONS		YES	NO	N/A	
9(a) Are you aware of any present or past leaks in the roof:		☐	☒	☐	
If "YES", provide details:					
9(b) Are you aware of any present or past problems with the roof, other than leaks:		☐	☒	☐	
If "YES", provide details:					
ROOF QUESTIONS – (continued)		Wood (pine/cedar)	Asphalt	Clay	Other
9(c) Roof type:		☐	☐	☐	☒
Other (describe):					
normal shingle roof					
ROOF QUESTIONS – (continued)		Pitched	Flat	Other	
9(d) Roof style:		☒	☐	☐	
Other (describe):					
ROOF QUESTIONS – (continued)		YES	NO	N/A	
9(e) Are you aware of any repairs made to the roof:		☒	☐	☐	
If "YES", provide details:					
roof redone due to hail damage					
9(f) Are you aware if the roof was ever replaced:		☒	☐	☐	
If "YES", provide details:					
roof redone due to hail damage					
9(g) Are you aware of any roof inspection(s) ever completed on the home:		☒	☐	☐	
9(h) If "YES" to 9(e), do you have copies of any inspection(s) done for this home:		☒	☐	☐	
9(i) Year the roof was installed:					
2022					
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.					

10. EXTERIOR CLADDING

EXTERIOR CLADDING QUESTIONS		YES	NO	N/A
10(a) Is any part of your exterior cladding made of Stucco (any type):		☐	☒	☐
If "YES", to the best of your knowledge, please identify where the Stucco is:				
10(b) If "YES" to question (10a), do you know what type of Stucco is on the home:		☐	☐	☒
If "YES", provide details:				

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10. EXTERIOR CLADDING – (continued)

EXTERIOR CLADDING QUESTIONS – (continued)	YES	NO	N/A
10(c) Are you aware of any Stucco repairs made to the property:			☒
<i>If "YES", provide details:</i>	☐	☐	☒
10(d) Are you aware if any Synthetic Stucco (E.I.F.S. - External Insulated Finish Systems) was ever present on the property:			☒
<i>If "YES", provide details:</i>	☐	☐	☒
10(e) If Synthetic Stucco is present on this property, are you aware of any repairs ever made to it:			☒
<i>If "YES", provide details:</i>	☐	☐	☒
10(f) Are you aware of any Synthetic Stucco problem affecting other properties in this neighborhood:			☒
<i>If "YES", provide details:</i>	☐	☐	☒
10(g) Are you aware if any part of the exterior cladding is made of Manufactured Stone Veneer (MSV):	☒	☐	☐
<i>If "YES", to the best of your knowledge, identify where the Manufactured Stone Veneer is located:</i>			
out front there is some stone veneer for design			
10(h) Are you aware of any test(s) ever done to determine if there is Synthetic Stucco present in this property and/or that the Stucco may be a problem:	☐	☐	☒
10(i) If "YES" to 10(h), do you have copies of any completed test(s):	☐	☐	☒
10(j) Are you aware of any test(s) ever done to determine if there is Manufactured Stone Veneer present in this property and/or that the MSV may be a problem:	☐	☐	☒
10(k) If "YES" to 10(j), do you have copies of any test(s) done:	☐	☐	☒
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

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11. SEWAGE / DISPOSAL SYSTEM

SEWAGE / DISPOSAL SYSTEM QUESTIONS	YES	NO	N/A
11(a) Is the property connected to a public system:	☒	☐	☐
11(b) If "YES" to 11(a), are you aware of any sewage backup, drainage, and/or leakage problem(s) that ever existed on this property:	☐	☒	☐
If "YES", provide details:	☐	☐	☒
11(c) Is there a septic tank or cesspool system serving this property:	☐	☒	☐
If "YES", when was it last serviced and where it is located on the property:	☐	☒	☐
11(d) Is your property part of a community disposal system:	☐	☐	☒
If "YES", provide details:	☐	☐	☒
we are on public sewage and disposal			
11(e) Are you aware of any present or past problems with the septic tank, cesspool, or community disposal system serving this property and/or neighborhood:	☐	☒	☐
If "YES", provide details:	☐	☒	☐
11(f) Are you aware of any septic tank/cesspool test(s) ever completed for the system serving this property:	☐	☐	☒
11(g) If "YES" to 11(f), do you have copies of any test(s) done:	☐	☐	☒
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

12. DRAINAGE / WATER SUPPLY

DRAINAGE / WATER SUPPLY QUESTIONS	YES	NO	N/A
12(a) Are you aware if this property ever had a drainage and/or flooding problem:	☐	☐	☒
If "YES", provide details:	☐	☐	☒
12(b) Is this property connected to a public water supply:	☒	☐	☐
12(c) Is this property serviced by a well:	☐	☒	☐
If the well is shared, please provide details:	☐	☒	☐
12(d) If YES to 12(c) and the well is shared, is there a well agreement registered on title:	☐	☐	☒
12(e) If "YES" to 12(c), are you aware of any problem that ever existed with the well:	☐	☐	☒
If "YES", provide details:	☐	☐	☒

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12. DRAINAGE / WATER SUPPLY – (continued)

DRAINAGE / WATER SUPPLY QUESTIONS – (continued)	YES	NO	N/A
12(f) Are you aware of any tests completed for the well water, water quality, and/or water flow or pressure:	☐	☒	☐
12(g) If “YES” to 12(f), do you have copies of any tests:	☐	☐	☒
Please REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

13. POOL / SPA / HOT TUB / JACUZZI

POOL / SPA / HOT TUB / JACUZZI QUESTIONS	YES	NO	N/A
13(a) Is there a swimming pool on this property	☐	☒	☐
Above-ground In-ground ☐ ☐ If “YES”, define what type:			
13(b) Are you aware of problem(s), damage(s), and/or leak(s) that occurred with the pool such as structure, facing, lining, pump, heater, motor, etc.:	☐	☐	☒
If “YES”, provide details:			
13(c) If the property has an in-ground pool, is there a fence completely surrounding the pool:	☐	☐	☒
13(d) If “YES” to 13(c), does the fencing height and construction meet local requirements:	☐	☐	☒
13(e) Is there one or more of the following on the property:	☐	☒	☐
Hot Tub Spa Jacuzzi ☐ ☐ ☐			
If “YES”, define what type:			
13(f) Are you aware of any problem(s), damage, and/or leaks that occurred with the hot tub, spa and/or Jacuzzi such as structure, facing, lining, pump, heater, motor, etc.:	☐	☐	☒
If “YES”, provide details:			
13(g) Are you aware of any tests and/or inspections completed for the pool, hot tub, spa, and/or Jacuzzi:	☐	☐	☒
13(h) If “YES” to 13(g), do you have copies of any tests done:	☐	☐	☒
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

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14. BOUNDARIES / PROPERTY / TITLE / ZONING

BOUNDARIES / PROPERTY / TITLE / ZONING QUESTIONS	YES	NO	N/A
14(a) Are you aware if any survey of this property was ever completed:	☐	☐	☒
<i>If "YES", when was it was completed:</i>			
14(b) CANADA ONLY - Quebec: Do you have the Certificate of Location;	☐	☐	☒
<i>If "YES", what is the certification date:</i>			
14(c) CANADA ONLY - Alberta: Do you have the Real Property Report?	☐	☐	☒
<i>If "YES", what is the report date:</i>			
14(d) Are you aware if the boundaries of this property are marked in any way:	☒	☐	☐
<i>If "YES", provide details:</i>			
Fencing			
14(e) Does your property have a retaining wall or walls and/or fencing:	☒	☐	☐
<i>If "YES", provide details:</i>			
Fencing and some rock walls built			
14(f) Are you aware of any restrictions on your title to this property such as easements and/or encroachments (recorded or unrecorded) use restrictions, lot-line disputes, covenants, liens, or attachments on the property:	☐	☒	☐
<i>If "YES", provide details:</i>			
14(g) Are you aware of any present or past property violations of any zoning ordinance or by-law (for example, if this property includes apartments, is this property properly zoned for apartment use)	☐	☒	☐
<i>If "YES", provide details:</i>			
14(h) Is the property located on a private road:	☐	☒	☐
<i>If "YES", how many other properties exist on the private road:</i>			
<i>If "YES", who is responsible to maintain the private road:</i>			
14(i) Are you aware if there is any written documentation regarding maintenance of the private road:	☐	☐	☒
<i>If "No", describe how the maintenance of the private road is managed:</i>			
14(h) If "YES" to 14(g), do you have a copy of the written agreement:	☐	☐	☒

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14. BOUNDARIES / PROPERTY / TITLE / ZONING – (continued)

BOUNDARIES / PROPERTY / TITLE / ZONING QUESTIONS – (continued)	YES	NO	N/A
14(i) Is the property serviced by a shared driveway:	☐	☒	☐
If "YES", how many other properties share the driveway:			
If "YES", who is responsible to maintain the shared driveway:			
14(j) Are you aware if there is any written documentation regarding maintenance of the shared driveway:	☐	☐	☒
14(k) If "YES" to 14(j), do you have a copy of the written agreement:	☐	☐	☒
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

15. NEIGHBORHOOD

NEIGHBORHOOD QUESTIONS	YES	NO	N/A
15(a) Are you aware of any hazardous waste site and/or disposal facility within two (2) miles of the property:	☐	☒	☐
If "YES", provide details:			
15(b) Are you aware of any high and/or extremely-high voltage power lines or cell towers within two (2) miles of the property:	☐	☐	☒
If "YES", provide details:			
15(c) If "YES" to 15(b), are they visible from this property:	☐	☐	☒
15(d) Are you aware of any other neighborhood conditions or environmental problems that might affect this property:	☐	☒	☐
If "YES", provide details:			

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16. VIOLATIONS / LEGAL ACTIONS / ASSESSMENTS

VIOLATIONS / LEGAL ACTIONS / ASSESSMENTS QUESTIONS	YES	NO	N/A
16(a) Are you aware of any violations of local, state, or federal government laws or regulations relating to this property			
<i>If "YES", provide details:</i>	☐	☒	☐
16(b) Are you aware of any existing or threatened legal action affecting this property:			
<i>If "YES", provide details:</i>	☐	☒	☐
16(c) Are you aware of any bonds or assessments for betterments that apply to this property:			
<i>If "YES", provide details:</i>	☐	☒	☐

17. INSURANCE

INSURANCE QUESTIONS	YES	NO	N/A
17(a) Have you ever filed an insurance claim on this property:			
<i>If "YES", provide details and confirm if claim(s) is/are open or closed:</i>	☒	☐	☐
hail damage on roof in 2022			
17(b) Are you aware of non-availability for any flood insurance (private or government-backed) for this property:			
<i>If "YES", provide details:</i>	☐	☐	☒
17(c) Are you aware of any present or past conditions, including but not limited to any natural disaster(s), that either may result or resulted in an increase of insurance premiums:			
<i>If "YES", provide details:</i>	☐	☐	☒
17(d) Are you aware of any present and/or past condition(s) of this property that might prevent, or prevented in the past, the issuance/renewal of locally conventional homeowner's insurance coverage for this property:			
<i>If "YES", provide details:</i>	☐	☒	☐

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18. HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA)

HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) QUESTIONS		YES	NO	N/A
18(a) Is this property subject to rules or regulations of a Homeowner's Association (HOA) or Property Owner's Association (POA):		☒	☐	☐
18(b) Identify the property type:				
Regular Condo with Covenants & Restrictions (ownership with "air rights" to interior of unit)		☐	☒	☐
Freehold Condo with Covenants & Restrictions (ownership of unit, plot of land, and/or grounds)		☐	☒	☐
Planned Unit Development with Covenants & Restrictions		☒	☐	☐
18(c) Provide contact information for the HOA, POA, or Property Management Company (as applicable):				
Development:	Name:			
	Heritage Wake Forest			
HOA / POA:	Name:		Contact Name:	
	Heritage Wake Forest Hoa, inc		Melissa Jenkins	
	Contact Phone:		Contact Email:	
			mjenkins@charlestonmanagement.com	
Managing Agent:	Company Name:		Contact Name:	
	Charleston Management Group		Meliisa Jenkins	
	Contact Phone:		Contact Email:	
			mjenkins@charlestonmanagement.com	
HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) QUESTIONS – (continued)		YES	NO	N/A
18(d) Are you aware of any present or past problems for any common area(s):		☐	☒	☐
If "YES", provide details:				
18(e) Are you aware of any reason to expect an increase in assessments or dues in the next twelve (12) months:		☐	☒	☐
If "YES", provide details:				

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18. HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) – (continued)

HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) QUESTIONS – (continued)

18(f) Identify who is responsible for maintenance and repairs of the following:

AREA:	INDIVIDUAL PROPERTY OWNER	HOA / POA	OTHER
<u>Interior of Unit:</u>	☒	☐	☐
<u>Plot of Land:</u>	☒	☐	☐
<u>Unit Sidewalk(s):</u>	☐	☒	☐
<u>Exterior of Building(s):</u>	☒	☐	☐
<u>Roof of Building(s):</u>	☒	☐	☐
<u>Parking Areas:</u>	☒	☐	☐
<u>Roads:</u>	☐	☒	☐
<u>Grounds:</u>	☒	☐	☐
<u>Common Sidewalks:</u>	☐	☒	☐
<u>Unit Decking:</u>	☒	☐	☐

18(g) HOA/POA fees (select one):

Monthly	☐	\$		/month
Annually	☒	\$	285.00	/annually
Other	☐	\$		

HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) QUESTIONS – (continued)

	YES	NO	N/A
18(h) Is the complex/development FHA approved	☐	☐	☒
<i>Is the FHA application pending</i>	☐	☐	☒
<i>Is the FHA application status unknown</i>	☐	☐	☒

18(i) Total # of units in the project:		Total # of rented units:		Check if # of rented units unknown	☐
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18(j) Are you aware of any existing or pending legal action involving the Homeowner's Association or Complex:

If "YES", provide details:

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18. HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) – (continued)

HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) QUESTIONS – (continued)	YES	NO	N/A
18(k) Do association documents contain a Right of First Refusal on sales: <i>If "YES", attach copies of the language from the HOA/POA documents</i>	☐	☐	☒
18(l) Does the home/unit come with a garage:	☒	☐	☐
18(m) Does the home/unit come with a locker:	☐	☒	☐
18(n) To the best of your knowledge, you have delivered to your listing agent all pertinent documents that are in your possession relative to the HOA/POA (to include applicable Covenants, Conditions, and Restrictions; Articles, Bylaws, Financial Statements, and/or Assessments).	☐	☐	☒

19. MOBILE HOME

MOBILE HOME QUESTIONS	YES	NO	N/A
19(a) Is the residence a mobile home	☐	☒	☐
19(b) Is the home on a permanent foundation: <i>If "No", provide details:</i>	☒	☐	☐
19(c) Do you own the land:	☒	☐	☐
19(d) CANADA ONLY: Is the home insurable by CMHC:	☐	☐	☒

20. MISCELLANEOUS

MISCELLANEOUS QUESTIONS	YES	NO	N/A
20(a) Are you aware of any termite/pest control reports prepared for this property in the last five (5) years:	☐	☒	☐
20(b) Has the property been inspected by any exterminator in the last five (5) years:	☐	☐	☒
20(c) If YES to 20(a) or 20(b), do you have copies of any reports/ and/or inspections:	☐	☐	☒
20(d) Have you had, or do you now have, any animals (pets) in this property:	☒	☐	☐
20(e) Does the municipality provide trash pick-up to this property:	☒	☐	☐
20(f) Is there a local trash dump or transfer station available to owners of this property:	☒	☐	☐
20(g) Has this property ever been used as a grow home:	☐	☒	☐
20(h) Does anyone have a right of first refusal to purchase this property: <i>If "YES", provide details:</i>	☐	☒	☐

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21. FIXTURES

FIXTURES QUESTIONS									
<i>The following fixtures are currently on the property and I/we acknowledge and agree that they will not be removed (mark the appropriate box). I/we understand that the appraisers will include these items when appraising my property:</i>									
ITEM	YES	NO	N/A	ITEM	YES	NO	N/A		
<u>Electric light fixtures</u>	☒	☐	☐	<u>Drapery tracks and curtain rods</u>	☒	☐	☐		
<u>Heat pump</u>	☒	☐	☐	<u>Attached floor coverings / broadloom where laid</u>	☒	☐	☐		
<u>Central air conditioner system</u>	☒	☐	☐	<u>Central vacuum system</u>	☐	☐	☒		
<u>Intercom system</u>	☒	☐	☐	<u>Underground sprinkler system</u>	☐	☐	☒		
<u>Storm windows and screens</u>	☒	☐	☐	<u>Automatic garage door openers & controls: #</u>	☒	☐	☐		
<u>Sump pump</u>	☒	☐	☐	<u>Security System</u>	☒	☐	☐		
<u>Ceiling Fans</u>	☒	☐	☐	<u>Wood / Coal / Pellet stove</u>	☐	☐	☒		
<u>Fireplace insert</u>	☒	☐	☐	<u>TV antenna / tower / rotor</u>	☒	☐	☐		
<u>Fireplace doors</u>	☒	☐	☐	<u>Hot Tub</u>	☐	☐	☒		
<u>Woodburning fireplace</u>	☐	☐	☒	<u>Humidifier system</u>	☒	☐	☐		
<u>Gas fireplace</u>	☒	☐	☐	<u>Dehumidifier system</u>	☒	☐	☐		
Kitchen built-ins:	Range	Oven	Vent Hood	Exhaust Fan	Microwave	Dishwasher	Gas Grill	Garbage Disposal/Garburator	Other
	☒	☒	☒	☒	☒	☒	☐	☒	☐
If "Other" – specify:									
The following fixtures will be removed (list):									

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22. CHATTELS

CHATTELS QUESTIONS

The following chattels will remain in the property:

ITEMS	YES	NO	N/A	ITEMS	YES	NO	N/A
<u>Stove</u>	☒	☐	☐	<u>Washer</u>	☒	☐	☐
<u>Refrigerator</u>	☒	☐	☐	<u>Dryer</u>	☒	☐	☐
<u>Freezer</u>	☒	☐	☐	<u>Washer/Dryer (single unit)</u>	☐	☐	☒
<u>Microwave (not built-in)</u>	☒	☐	☐	<u>Water softener</u>	☐	☐	☒
<u>Portable dishwasher</u>	☒	☐	☐	<u>Window air conditioner(s): #</u>	☐	☐	☒
<u>Area carpets</u>	☒	☐	☐	<u>Above ground swimming pool</u>	☐	☐	☒
<u>Storage shed</u>	☐	☐	☒	<u>Pool equipment</u>	☐	☐	☒
<u>Swing set</u>	☐	☐	☒	<u>Hot tub equipment</u>	☐	☐	☒

Drapes (list rooms):

Blinds (list rooms):

Other (itemize):

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23. REPORTS

REPORTS QUESTIONS			
<i>Attach copies of all existing reports and documents relating to this property, any type of existing warranties including home warranty and infestation warranties. (check all that apply or check NONE if no report(s) to attach):</i>			
☐ Survey	☐ General Home Inspection	☐ Septic Tank Inspection	☐ Pool Inspection
☐ Soil Report	☐ Termite/Pest Inspection/Bond	☐ Structural/Engineering Report	☐ Chimney Inspection
☐ Stucco ID/Inspection	☐ Manuf. Stone Veneer Inspect.	☐ Moisture Test(s)	☐ Lead-Based Paint Test(s)
☐ Roof Inspection	☐ Asbestos Test(s)/Abatement	☐ Radon Test(s)	☐ Insurance Claim(s) Documents
☐ Private Road Agreement	☐ Shared Driveway	☐ Shared Well Agreement	☒ NONE
☐ Building Permit(s)	☐ Builder's Home Warranty	☐ Well Inspection	
Other (Describe):			

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DISCLOSURE OF LEAD-BASED PAINT (US ONLY)

PROPERTY'S RECORD TITLE OWNER (SELLER) DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS AND ACKNOWLEDGEMENT (SALE).

Lead Warning Statement

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead-based paint that may place your children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Seller to Initial):		KS	
Check "YES" or "No" to question (a) below:		YES	NO
(a)	Seller has knowledge of lead-based paint and/or lead-based paint hazards present in the property located at the following address:	☐	☒
If "YES", provide details:			
Buyer's Acknowledgement (Buyer to Initial)			
Check "YES" or "No" to both questions (a) and (b) below:		YES	NO
(a)	Buyer has received copies of all information listed above.	☐	☒
(b)	Buyer has received the U.S. EPA Pamphlet "Protect Your Family from Lead in Your Home".	☐	☒
Check (c) or (d) below – using the box to the right of the line		RECEIVED	
		YES	NO
(c)	Buyer has received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.	☐	☒
(d)	Buyer waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.	☐	☒
Agent's Acknowledgement (Agent to Initial):			
Check YES or No to question (a).		YES	NO
(a)	Agent has informed the Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.	☐	☒

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CERTIFICATION OF ACCURACY

Weichert Seller acknowledges that the information herein is true and correct to the best of the Weichert Seller knowledge as of the date signed by the Weichert Seller. Weichert Seller understands that Weichert and prospective buyer (Buyer) may rely on this information. Weichert Seller is hereby authorized to furnish the foregoing information to (1) any real estate firm with an agreement to list or sell the property; (2) any multiple listing service; (3) any prospective buyer (Buyer).

 *Kevin Andrew Sheaffer*

Legal Owner Signature

Kevin Andrew Sheaffer

Legal Owner Name

26-May-2026

Date

 *Mae Elizabeth Sheaffer*

Legal Owner Signature

Mae Sheaffer

Legal Owner Name

26-May-2026

Date

Legal Owner Signature

Legal Owner Name

Date

Legal Owner Signature

Legal Owner Name

Date

WEICHERT SELLER: DO NOT WRITE BELOW THIS LINE

I/We acknowledge receipt and review of a copy of this Seller Disclosure.

Buyer:	 <i>Audrey Kingsland</i>	By:	Audrey Kingsland	27-May-2026
	Buyer Signature		Print Name	Date:

Buyer:	_____	By:	_____	_____
	Buyer Signature		Print Name	Date:

Broker for Weichert:	_____	By:	_____	_____
	Licensee or Broker Signature		Print Name	Date:

Broker for Buyer:	_____	By:	_____	_____
	Licensee or Broker Signature		Print Name	Date: