

Relocation Property Disclosure Statement / Seller's Condition Report

Property Address: 835 Winter Meadow Drive, Wake Forest, NC 27587

Owner of Record: Juan Cotty

Approximate Age of Property: 5 Years
Date Purchased: 2026-05-18
Approximate Lot Size: 1,742 Square Feet Lot

Personal Property Inclusions & Exclusions:

Check **N/A** if not present on property, **Yes** if included with property, and **No** if excluded from the sale. (Be sure items included are consistent with listing agreement.)

Property	Selection	Condition / Age
OVEN AND RANGE	YES	Good/5 Years
VENT FANS	YES	Good/5 Years
REFRIGERATOR	YES	Good/5 Years
MICROWAVE	YES	Good/5 Years
DISHWASHER	YES	Good/5 Years
WASHING MACHINE	YES	Good/5 Years
CLOTHES DRYER	YES	Good/5 Years
DISPOSAL	YES	Good/5 Years
TRASH COMPACTOR	NO	
CEILING FAN(S)	YES	Good/5 Years
FIREPLACE EQUIPMENT	NO	
FIREPLACE INSERT	NO	
WOOD BURNING STOVE	NO	
INCINERATOR	NO	
SOLAR EQUIPMENT	NO	

Property	Selection	Condition / Age
WATER SOFTENER	NO	
WATER HEATER	YES	Good/5 Years
GARAGE DOOR OPENER	YES	Good/5 Years
WINDOW AC UNITS	NO	
POOL	NO	
POOL EQUIPMENT	NO	
HUMIDIFIER	NO	
SMOKE ALARMS	YES	Good/5 Years
SUMP PUMP(S)	NO	
ATTACHED ANTENNA	NO	
STORM WINDOWS	NO	
SCREENS	YES	Good/5 Years
WINDOW TREATMENT(S)	N/A	
OTHER	N/A	

House Systems: Are you aware of any problems affecting the following?

Electrical:	NO	Siding/Gutters:	NO
Air conditioning/cooling system:	NO	Windows:	NO
Plumbing:	NO	Sewer:	NO
Heating:	NO	Pool/Hot Tubs/Spa:	NO
Sump pump:	NO	Chimney/Fireplace:	NO
Appliances:	NO	Water Heater:	NO
Floors:	YES	Roof:	NO
Water System/Well:	NO	Other: _____	NO
Sprinkler System:	NO	Other: _____	NO

If you answered “Yes” to any of the above, please provide additional detail:

Living room wood Laminate- Kingsford -Bourbon Hickory - floor some tiles need to be replaced.

Roof/Siding:

Approximate age of Roof: 5 Years

What type of siding do you have? Wood

If other, please specify

Has the roof ever leaked during your ownership? NO

Has the roof been replaced or repaired during your ownership? NO

If you answered “Yes” to any of the above, please provide additional detail:

N/A

Land/Foundation: Are you aware of any of the following?

Property located on filled or expansive soil?	YES
Sliding, settling, earth movement, upheaval or earth stability problems occurred on your property or in the immediate neighborhood?	NO
Defects or problems relating to the foundation/basement?	NO
Water or dampness condition ever existed in your basement/crawlspace?	NO
Is this property located in a flood plain zone?	NO
Has the property ever had drainage or flooding problem?	NO
Have any properties in the immediate neighborhood ever had drainage or flooding problem?	NO

If you answered “Yes” to any of the above, please provide additional detail:

N/A

Water/Sewer:

What type of sewer system do you have?	Municipal/public
If other sewer system, please specify	
Are you aware of any problems relating to the sewer system?	NO
What type of water system do you have?	Municipal/public
If other water system, please specify	
Are you aware of any problems relating to the water system?	NO

If you answered "Yes" to any of the above, please provide additional detail:

N/A

Additions/Remodels:

Any structural additions, changes, or repairs made to the property by former owners without obtaining all necessary permits and municipal approvals?	NO
Have you made any structural additions, changes or repairs to the property without obtaining all necessary permits and municipal approvals?	NO

If you answered "Yes" to any of the above, please provide additional detail:

N/A

Homeowner Association Dues/Private Transfer Fees:

Is the property subject to rules and regulations of any homeowner's association?	YES
Are there any problems relating to any common area?	NO
Are there any conditions which may result in an increase in taxes or assessments?	NO
Are there any pending or threatened claims or lawsuits against the Homeowners Association?	NO
Are there any known development covenants requiring "private transfer fees" to be paid?	NO

If you answered "Yes" to any of the above, please provide additional detail:

N/A

Miscellaneous:

Does the property now contain or has it ever contained any toxic substances, asbestos or lead paint? NO

If Yes, where?

Does the property now contain or has it ever contained any underground tanks? NO

If Yes, where?

Are there any violations of local, state or federal government laws or regulations relating to this property? NO

If Yes, what?

Have any wood destroying organism pest reports on the property been prepared in the last five years? NO

Are there any encroachments, boundary line disputes, or unrecorded easements relating to this property? NO

Are there any existing or threatened legal actions affecting this property? NO

If Yes, what?

Are there any past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls, party walls on the property or adjacent properties? NO

Is the property located on an earthquake fault? (No explanation required) NO

Are there any bonds or assessments affecting this property? NO

Is the property equipped with an operable smoke detector? (No explanation required) YES

Are any of the property's systems (alarm, water softener, solar panels, hot water tank) leased or rented? NO

If "Yes", are the lease/rental agreements transferrable*? Please explain below

***Please provide lease/rental agreements for items that will be part of the sale.**

Miscellaneous Continued

Have there been any significant repairs made to the property or to any of its systems or components within the last five years? (If "Yes", please describe below)	NO
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Is the property located next to or in close proximity of a dump, junk yard or toxic disposal site?	NO
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Has the property been tested for radon gas?	YES
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Are you aware of a fire occurring in any location of the property?	NO
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If "Yes", please explain:

Are you aware of the existence of MOLD in any location of the property?	NO
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If "Yes", where?

Do you know of any other facts, conditions, circumstances which may affect the value, beneficial use or desirability of this property?	NO
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If you answered "Yes" to any of the above, please provide additional detail:

N/A

Reports:

Please attach copies of all existing reports and documents relating to this property including:

- Surveys
- Structural inspection report
- Building permits
- Sewer/Septic maintenance reports
- Soil report
- Termite/Pest Control and warranties or maintenance contracts
- Radon inspection Report
- Lease agreements for rented items

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURES TO THE BEST OF MY/OUR KNOWLEDGE REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY, PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER OR ON WHAT TERMS TO PURCHASE THE PROPERTY. I/WE HAVE NO NOTICE OR KNOWLEDGE OF ANY ADDITIONAL DEFECT OR PROBLEM WITH THE PROPERTY THAT HAS NOT BEEN SET FORTH HEREIN. I/WE FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

Owner of Record Acknowledgment:

Juan Cotty

Juan Cotty

2026-05-29

Date

Olga Cotty

Olga Cotty

06 / 12 / 2026

Date

The undersigned Purchaser(s) of this property acknowledge that the Seller, and/or its nominee, is a third party company and has never occupied the property. Any knowledge of the property is based solely on any Disclosure Statements received and any inspection reports received and provided to Purchaser(s). Seller, and/or its nominee, makes no representations or warranties, express or implied, with regard to this property. Purchaser(s) are aware they may request home inspections, per the terms of Seller's, and/or its nominee, Relocation Addendum. Purchaser(s) acknowledge reading the above information.

Buyer

Date

Buyer

Date

Compass Relocation Group, LLC

Date

CERTIFICATE *of* SIGNATURE

REF. NUMBER
DFB63-ZJMMN-M4VF4-DV7AP

DOCUMENT COMPLETED BY ALL PARTIES ON
12 JUN 2026 20:19:54
UTC

SIGNER

JUAN COTTY

EMAIL
JUAN.COTTY@AA.COM

TIMESTAMP

SENT
29 MAY 2026 23:42:49

VIEWED
29 MAY 2026 23:42:54

SIGNED
30 MAY 2026 00:03:39

SIGNATURE



IP ADDRESS
172.58.250.182

LOCATION
CHARLOTTE, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
29 MAY 2026 23:42:54

OLGA COTTY

EMAIL
NO-REPLY@MORREALERES.COM

SENT
29 MAY 2026 23:42:49

VIEWED
30 MAY 2026 00:04:07

SIGNED
12 JUN 2026 20:19:54



IP ADDRESS
172.58.250.182

LOCATION
CHARLOTTE, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
30 MAY 2026 00:04:07

