



SE File #: 878464

SELLER'S DISCLOSURE STATEMENT

Property Address: 116 Sage Thrush Bnd

Holly Springs, NC, 27540

I/we the undersigned Physical Owner/Seller(s) of the property have completed this form to provide full disclosure as to the known condition of the property to potential buyers. These statements are accurate to the best of my (our) actual knowledge and Seller(s) warrant that they have not, and will not, tamper, alter or interfere with any test or inspection conducted regarding the property.

Physical Record Owner/Seller(s) agree to indemnify and hold Sirva Relocation, LLC and its representatives and affiliates (hereinafter referred to as Company) harmless from any and all claims made against Company regarding conditions of the property, which are not disclosed to Company herein.

THIS HOMEOWNER DISCLOSURE FORM IS COMPLETED BY THE OWNER OF THE PROPERTY PREVIOUS TO COMPANY. COMPANY HAS NOT COMPLETED THIS FORM AND MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE CONTENT OR ACCURACY OF ANY INFORMATION ON THIS FORM. THE INFORMATION ON THIS HOMEOWNER DISCLOSURE FORM IS INFORMATIONAL ONLY AND REPRESENTS ONLY THE INFORMATION FROM THE INDIVIDUALS WHO PREPARED OR COMPLETED THIS FORM. COMPANY MAKES NO REPRESENTATION OR RECOMMENDATION CONCERNING THIS HOMEOWNER DISCLOSURE FORM.

Date of Purchase: 2024-06-21 Length of Occupancy: 2

Year Home Was Built: 2024 (Note: If prior to 1978, Sirva Relocation, LLC Lead Base Paint Disclosure to be completed and attached.)

For any extended explanations, please use additional sheets as necessary, securely attach and number.

MAJOR DAMAGE:	NO	YES	UNKNOWN
Has there ever been any damage to the property or structures from fire, earthquake, floods, landslides, hurricanes, tornadoes, wind, lightning, hail or any other disaster(s)?	X		
If Yes, Explain.			
Are you aware of any past or present existence of any elder bugs/brown recluse spiders/bedbugs/termites/carpenter ants or any other destructive/invasive or wood boring insects in or on the property or any damage/infestation caused by same?	X		
If Yes, Explain.			
Have you ever treated the property for insects/infestation?	X		
If Yes, Explain.			
Are you aware of any rodent, bird, reptile or any other pest invasion/nuisance in or on the property surrounds or any damage caused by the same?	X		
If Yes, Explain.			

LOT:	NO	YES	UNKNOWN
Are you aware of any current or pre-existing property soil conditions including but not limited to, landfill, sinkholes, expansive soils, soil movement, fault lines, erosion or settling upon the property or within 500 Ft of your property lot line?	X		
If Yes, Explain.			
Do you own or lease any Mineral / Gas / Mining rights upon or beneath the surface property? (If yes, please provide the Deed or Lease reflecting such rights)	X		
Royalties received? () Yes () No () Future			
Royalty payout is/shall be () Monthly () Quarterly () Yearly () Non-Producer			
Are you aware of any diseased/dead trees, shrubs or perennials (collectively referred to as landscaping)?	X		
If yes, has the diseased/dead landscaping been removed?			
Is this property located within a 50 or 100-year old flood plain?	X		
Is your property located within (5) miles of a Toxic Waste Site or Brownfield?	X		
Are you aware of any easements, deed/zoning restrictions or encroachments upon the property whether private or public, recorded or unrecorded? If yes, attach a copy of the land survey or recorded Agreement of details.	X		
Zoning (Mark All as Applicable): Residential <u> X </u> Mixed Use <u> </u> Commercial <u> </u> Historic <u> </u> Agricultural <u> </u> If Mixed Use, Explain.			
STRUCTURAL:	NO	YES	UNKNOWN
Either prior to or during your ownership, have there been any known additions, modifications, alterations, repairs or replacements to the property, including but not limited to any drywall, foundation, electrical, fences, retaining walls, pools, decks, barns, gazebos, and outbuildings?	X		
If Yes, Explain.			
If Yes, were all necessary building permits obtained and on record, including but not limited to all construction, plumbing, HVAC or electrical where separately required? (Present physical record owner responsible to confirm.)	X		
If Yes, in what County are the permits recorded?			
Either prior to or during your ownership, does this property have actual or suspected Chinese Drywall materials OR offensive, noxious, chemical odors or blackening, pitting or corrosion of any metals within the property or failure of one or more appliances?	X		
If Yes, Explain.			

Either prior to or during your ownership, has any property within your Development/HOA/Condo/Townhome/Co-op/Complex have actual or suspected Chinese Drywall materials?	X		
If Yes, Explain.			
Either prior to or during your ownership, has the Developer/Builder/HOA been involved with or named in Chinese Drywall litigation or in any legal action at any level?	X		
If Yes, Explain.			
Is the exterior siding composed of synthetic stucco, traditional Stucco, Exterior Insulating Finish System (EIFS), ICFS, or other Architectural Hybrid Coatings, or Hardboard siding?	X		
If Yes, which type:			
Is there any known asbestos material present?	X		
If Yes, Explain.			
To your knowledge, has the property ever been treated for Asbestos, including removal, remediation or encapsulation?	X		
If Yes, Explain.			
Either before your ownership or during, are you aware of any Mold/Mildew/ (Fungi) on the property?	X		
If Yes, Explain.			
In the course of preparing your property for sale, did you clean up any known or suspected Mold/Mildew (Fungi)?	X		
If Yes, Explain where the Fungi was located, who cleaned the Fungi, the method of cleaning/remediation, and any reports/inspections/invoices obtained.			
ROOF:	NO	YES	UNKNOWN
Either before your ownership or during, are there any known, current or existing leaks, wet spots, backups or other problems with the roof materials?	X		
If Yes, Explain.			
Have there ever been any repairs or replacement made to the roof, sub roof flooring or rafters, whether in whole or in part, as the result of any remodel or known problems in the past Five (5) years?	X		
If Yes, Explain.			
Are there any prior or current known conditions affecting the Chimney(s) or Fireplaces whether internally or externally?	X		

If Yes, Explain.			
What is the roofing material? asphalt shingles			
What is the age of the roof/shingles material? 2 years			
Are there existing solar panels on or adjacent to your property structure?		X	
Will all solar panels be included in the sale and convey to Buyer?		X	
Are the panels leased? If Yes , provide a signed copy of the Lease and Warranty.	X		
Are the panels owned? If Yes , provide a signed Purchase Agreement and Warranty.		X	
MECHANICAL:	NO	YES	UNKNOWN
Are there any known past, current or existing problems with any of the following systems?			
Electrical	X		
If Yes, Explain.			
Plumbing	X		
If Yes, Explain.			
Heating	X		
If Yes, Explain.			
Air Conditioning	X		
If Yes, Explain.			
Ventilation/Ductwork	X		
If Yes, Explain.			
Does the property contain any knob and tube wiring?	X		
If Yes, Explain.			
If existing, does Heating/ Central Air conditioning ductwork go throughout all levels/floors of the property's living areas?		X	
If No, Explain.			
WATER SYSTEM	NO	YES	UNKNOWN
Is this property serviced by municipal water?		X	
If No, what is the water supply source?			

Are there any past, known, current or existing leaks, backups, contamination or other problems in or on the property with the water system?	X		
If Yes, Explain.			
Does the home contain polybutylene plumbing?	X		
Are you aware of a Well on the property?	X		
Date of installation:			
Is this Well shared?	X		
If Yes, how many homeowners share the Well?			
If Yes, is the Well in working order?			
If Not Working, has it been sealed?			
Are you aware of any past or present problems with the water quality (municipal or well water)?	X		
If Yes, attach details.			
SEWER SERVICE:	NO	YES	UNKNOWN
Is the property serviced by municipal sewer?		X	
If No, what is the date and company of installation of the private septic system?			
Is there a septic system?	X		
What type of system is utilized? Mound () Leech () Cesspool () Other ()			
Date last pumped:			
List dates and describe any known maintenance to the Sewer system, past or present.			
Are there any known, past or current leaks or defects, repaired leaks or defects, backups or other problems in or around the property from the sewer or septic system?	X		
If Yes, Explain.			

UNDERGROUND / ABOVE GROUND STORAGE TANKS (Other than Septic Tanks)	NO	YES	UNKNOWN		
Is there an oil/fuel/chemical tank on the property of any kind?	X				
If Yes, where is it located (marker)? Above () Below ()					
Is the tank presently in use?	X				
What substance/purpose does the tank contain?					
Has the tank been put out of use permanently?	X				
If Yes, provide County tank closure certificate where required.					
Have there been any past or present Leaks whether before or during ownership?	X				
If Yes, Explain.					
Is the tank (<u>X</u>) single-walled or () or double-walled?					
What is the size of the tank (gallons)? no tank					
When was the tank last filled? no tank					
RADON GAS:	NO	YES	UNKNOWN		
Has the property been tested for Radon gas?	X				
Has a Radon mitigation system been installed?	X				
<i>If the property was tested for Radon gas, attach all available results of all tests known to Seller(s). Tests disclose level of Radon on test day(s) only and no representations are made as to the level of Radon at any time prior to or after the test(s), or to the accuracy of the test(s).</i>					
Have you ever experienced or know of any problems with:	NO	YES		NO	YES
Foundation	X		Drain Tiles	X	
Flooding- If yes, location & explain.	X		Cracked floors	X	
Wet walls	X		Cracked walls	X	
Seepage/Dampness	X		Other Leakage	X	
Gutters/Downspouts	X		French Drain	X	
Invasive Tree Roots	X		Fire Sprinkler	X	
Toxic Chemical Spill	X		Garage Door	X	
Cracked Driveway/Sidewalks	X		Light fixtures	X	
In-ground/Above Ground Pool(s)	X		Fireplace(s)	X	
Solar Panels	X		Other – explain.	X	
Provide details describing the extent and nature of any known past, current or present problems with the above whether repaired or not. it's a new house, no problem					

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All items marked "NO" in this chart were marked by mistake and are in the N/A column

Item	In Working Condition?			Item	In Working Condition?		
	Yes	No	N/A		Yes	No	N/A
Air Conditioner – Central	x			Hot Water Heater	x		
Other Air Conditioner - Window Location(s):		x		Fireplace Location(s): Living room and porch	x		
Barbecue (built-in)		x		Intercom System		x	
Shed(s) How Many? _____				Humidifier: Built-in _____ or Standing: _____		x	
Ceiling Fans Location(s)?		x		Window Screens Location(s)?	x		
Garage Door Opener(s)	x			Oven / Range	x		
Garage door remote(s) How Many? <u>2</u>	x			Refrigerator Brand: Location:	x		
Roof/Attic Vent		x		Satellite Dish		x	
Electronic Air Purifier		x		Home Satellite Equipment		x	
Swing set		x		Smoke Detectors	x		
Microwave (built-in)	x			Sprinkler System	x		
Furnace	x			Trash Compactor	x		
Dishwasher	x			Washer	x		
Central Vacuum		x		Dryer	x		
Invisible Fencing				Sump Pump		x	
Heaters (supplemental)				Solar Panels	x		
Garbage Disposal				Hood-Range/ Vent	x		
Lawn mower(s)		x		Snow blower		x	
Wood Burning Stove		x		TV Roof Antenna		x	
Sauna		x		Planters		x	
Other:				Koi Pond		x	

Security System	() Owned	() Rented	Included in sale? () Yes () No (x) N/A (check one)
Water Softener	() Owned	() Rented	Included in sale? () Yes () No (x) N/A (check one)
Hot Tub/Spa	() Free Standing	() Built-in	Included in sale? () Yes () No (x) N/A (check one)
Fuel storage tank	() Owned	() Rented	Included in sale? () Yes () No (x) N/A (check one)
Pool	() Above Ground	() Below Ground	Included in sale? () Yes () No (x) N/A (check one)
List pool equipment to be included in sale and if working:			

MISCELLANEOUS:	NO	YES	UNKNOWN
Are there any other known defects not listed herein that would affect use of property or a buyer's decision to purchase?	X		
If Yes, Explain			
Did you purchase this present property under a Land Contract? If yes, provide a copy of the executed Land Contract.	X		

Are there common areas co-owned in undivided interest with others such as tennis courts, pools, walkways, playgrounds, pavilions, or other?		X	
If Yes, Explain. Not owned, but there is a pool, a playground, a common area which are part of the neighborhood, managed by HOA			
Do you own parking space(s) or garage(s)?		X	
If yes, how many? <u>2</u>			
If owned, is (are) your parking space(s) or garage(s) separately deeded?	X		
If Yes, Explain.			
Is (are) your parking space(s) or garage(s) leased? If yes, provide a copy of the lease.	X		
Are you aware of any Liens or Encumbrances upon the property other than Home Mortgages whether against you or a past record owner, whether showing on title or not?	X		
If Yes, Explain.			
Does the property contain any indoor or outdoor surround-sound/audio theater systems ["System"]?	X		
Will this "System" convey in its entirety with the property?		X	
If NO, please describe in detail which System components will NOT convey with the sale:			
Are there any present, past, or pending legal action(s) related to the Property, HOA, Homeowner(s), Developer or Builder or County claims, whether filed or not yet filed of record?	X		
If Yes, Explain.			
Is this Property subject to any Rules, Regulations, and/or By-Laws of any HOA or other Association?		X	
Name: <u>Trinity Creek HOA association managed by Charleston Management</u>			
Phone: <u>919-847-3003</u>			
Fee: \$ <u>245</u> per () Month (X) Quarterly () Year			
Are there any neighborhood conditions affecting the property such as high tension wires, power plants, train tracks, airline noise, vehicle traffic, schools, dumpsite, landfill, stigmatized property, or commercial businesses?	X		
If Yes, Explain.			

DOCUMENTS / REPORTS:

Provide a copy of all documents that apply to your property and as required for the transfer of property through **Sirva Relocation, LLC**. Please email any applicable documents to the Consultant and place a ✓ (check mark) next to each document being provided.

	All Building Permits (existing, past, or present)
	Disclosure Statements
	General Inspections
	Homeowner's Association Documents – to include Conditions, Covenants and Restrictions (CC&R's), Articles, By-Laws, Financial Statements, statements regarding any Assessments
	Termite/Pest control warranties or maintenance contracts
	Radon Test
	Septic Test
	Mold Test
	Soil Report
	Structural Inspection Report/Engineering Report – to include all paid invoices/receipts showing any and all work that may have been completed on the property during your ownership.
	Surveys
	Easement Agreements:
	Lawsuits or other present or pending proceedings affecting Homeowner or property (Divorce, Quitclaims, Bankruptcy, Mechanic's Liens, Trusts, etc.)
	Any violations of HOA, County or other governing authority regulations

SELLER'S STATEMENT

I/we, owner(s) of the above property acknowledge this *Seller's Disclosure Statement* and give permission to **Sirva Relocation, LLC** to disclose this information to any party.

SELLER(S):

Umut Eser

Date: 2/17/2026

Umut Eser

Sevilay Eser

Date: 2/24/2026

Sevilay Eser

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer: _____ Date: _____

Signature of Buyer: _____ Date: _____