



HOMEOWNER DISCLOSURE STATEMENT

Homeowner Name(s): Tom Jeppi Date: March 3, 2026

Property Address: 224 Cahors Trail, Holly Springs, North Carolina 27540

Approximate Age of Property: 6yrs 3 mon Date Purchased: _____

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 FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

1. HOUSE SYSTEMS			
Are there any problems affecting:	Yes	No	N/A
a. Electrical Wiring?		☒	
b. Air Conditioning/Cooling System?		☒	
c. Plumbing?		☒	
d. Heating?		☒	
e. Pool/Hot Tubs/Spa?		☒	
k. Gate code: <u>Pool - badge only</u>			☒
f. Appliances?		☒	
g. Floors?		☒	
h. Water System?		☒	
i. Sprinkler System?			☒
j. Chimneys/Fireplaces?		☒	
l. House/Garage Code:		☒	

Additional Comments:

2. LAND/FOUNDATION			
	Yes	No	N/A
a. Is the property located on filled or expansive soil?		☒	
b. Have any sliding, settling, earth movement, upheaval or earth stability problems occurred on your property or in the immediate neighborhood?		☒	
c. Are there any defects or problems relating to the foundation/basement?		☒	
d. Has a water or dampness condition ever existed in your basement/crawlspace?		☒	
e. Is there any additional lot/land to be sold that is not included in the deed of this property?		☒	

Additional Comments:

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Buyers Initials _____

3. ROOF	Yes	No	N/A
a. Age of Roof <u>6</u> Years		☒	
b. Has the roof ever leaked during your ownership?		☒	
c. Has the roof been replaced or repaired during your ownership?		☒	
**If replaced, provide warranty		☒	
d. Are there any problems with the roof?		☒	

Additional Comments:

4. SEWAGE/WATER	Yes	No	N/A
a. Is the property connected to a public sewer system? (If yes, no explanation required.)	☒		
b. Is there a septic tank/cesspool system serving this property? If so, when was it last serviced?		☒	
c. Do you know of any problems relating to the septic tank/cesspool/sewer system?			☒
d. Is there a well on the property?		☒	

Additional Comments:

5. DRAINAGE/WATER	Yes	No	N/A
a. Is this property located in a flood plain zone?		☒	
b. Has the property ever had a drainage or flooding problem?		☒	
c. Have any properties in the immediate area ever had a drainage or flooding problem?		☒	

Additional Comments:

6. BOUNDARIES	Yes	No	N/A
a. Have you ever had a survey of your property done?	☒		
b. Are the boundaries of your property marked in any way? If yes, please describe below.		☒	
**Please provide copy of survey, if available.			
c. Is there a shared driveway? If so, provide copy of any agreements.		☒	

Additional Comments:

7. ADDITIONS/REMODELS	Yes	No	N/A
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a. Were any structural additions, changes, or repairs made to the property by former homeowners without obtaining all necessary permits and government approvals?		☒	
b. Have you made any structural additions, changes or repairs to the property?		☒	
c. Have you obtained all necessary permits and government approvals?			☒
**Please provide copies of permits and final inspections, if applicable.			

Additional Comments:

8. HOMEOWNERS ASSOCIATION	Yes	No	N/A
a. Is the property subject to rules and regulations of any homeowner's association?	☒		
b. Are there any problems relating to any common area?		☒	
c. Are there any conditions which may result in an increase in taxes or assessments?		☒	
d. Are there any pending or threatened claims or lawsuit against the homeowners association?		☒	
e. Does the association have a first right of refusal?			☒

Additional Comments:

9. NEIGHBORHOOD	Yes	No	N/A
a. Is there any unusual amount of noise from any source that affects the property? Examples: Airplanes, traffic, schools, or businesses		☒	
b. Are there any other neighborhood conditions or problems affecting the property?		☒	

Additional Comments:

10. MISCELLANEOUS	Yes	No	N/A
a. Does the property now contain or has it ever contained any toxic substances, asbestos or lead paint? If yes, where?		☒	
b. Does the property now contain or has it ever contained any underground storage tanks? If so where?		☒	
c. If underground tank on property, what type?			☒
d. If underground tank on property, is it still in use or has it been decommissioned? If decommissioned, please provide documentation.			☒
e. Is there an above-ground tank for fuel/oil?		☒	
f. If so, is the tank active?			☒
g. Is the tank leased?			☒

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* h.	Are there any violations of local, state or federal government laws or regulations relating to this property?		✓
* i.	Have any termite/pest control <u>reports</u> on the property been prepared in the last five years?		✓
* j.	Is there a <u>warranty</u> in place for termites? If so, please provide copy of warranty.	✓	
k.	Are there any encroachments, overlaps, boundary line disputes, or unrecorded easements relating to this property?		✓
l.	Are there any existing or threatened legal actions affecting this property?		✓
m.	Are there any past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls, party walls on the property or adjacent properties?		✓
n.	Is the property located on an earthquake fault? No explanation required.		✓
o.	Are there any bonds or assessments affecting this property?		✓
p.	Is the residence equipped with an operable smoke detector? No explanation required.	✓	
q.	Is the residence equipped with an operable carbon monoxide detector?	✓	
r.	Are any of the property's systems (alarm, water softener, etc.) leased or rented?		✓
* s.	Have there been <u>any significant repairs</u> made to the property or to any of its systems or components within the last five years? If yes, please explain.	✓	
t.	Is the property located next to or in close proximity of a dump, junkyard, or toxic disposal site?		✓
u.	Has the property been tested for radon gas? If so, provide copy of warranty.		✓
v.	Do you have solar panels, water softener, pool equipment or other personal property that is leased or has an outstanding loan?		✓

Additional Comments:

A significant project was adding the paver patio, gas fire pit, and hot tub. It was a permitted project through the township.

11. REPORTS	
Please attach copies of all existing reports and documents relating to this property including:	
✓ a.	Surveys
✓ b.	Structural Inspections Reports
✓ c.	Building Permits <u>paver patio, fire pit & hot tub</u>
✗ d.	Septic
✗ e.	Soil Report
✗ f.	Termite/Pest Control Reports
g.	Engineering Reports
✗ h.	Radon Inspection Report
✗ i.	Disclosure Statements
j.	Pest control warranties or maintenance contracts
k.	Other: _____

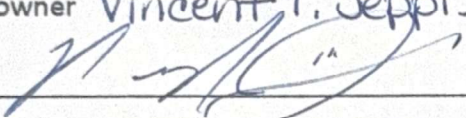
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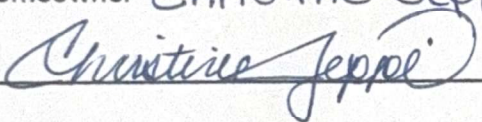
Buyers Initials _____



12. GENERAL CONDITION	Yes	No
a. Do you know of any other facts, conditions, circumstances which may affect the value, beneficial use or desirability of this property? If yes, please describe below.		☒

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND, EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF THE DATE SET FORTH ABOVE. I/WE HEREBY AUTHORIZE THE FURNISHING OF THE FOREGOING INFORMATION TO ANY PROSPECTIVE PURCHASER.

Homeowner Vincent T. Jeppi III


Homeowner Christine Jeppi


Bristol Global Mobility

Signed by:

Andra Zakrzewski / Bristol Global Mobility

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Bristol Global Mobility, LLC

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Buyers Initials _____



NORTH CAROLINA REAL ESTATE COMMISSION

**Residential Property And Owners'
Association Disclosure Statement**

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 224 Cahors Trail Holly Springs NC 27540
Owner's Name(s): Vincent T. Jeppi III & Christine M. Jeppi

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 RE / BCM Owner Initials [Signature]
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: _____ If not owner-occupied, how long has it been since the owner occupied the property? _____	☒	☐	☐
A2. In what year was the dwelling constructed? <u>2019</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>2019</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	☐	☐	☒
NA Yes No NR			
Windows	☐	☐	☒
Doors	☐	☐	☒
Ceilings	☐	☐	☒
Deck	☐	☐	☒
NA Yes No NR			
Attached Garage	☐	☐	☒
Fireplace/Chimney	☐	☐	☒
Interior/Exterior Walls	☐	☐	☒
Other: _____	☐	☐	☐

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

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SECTION B. HVAC/ELECTRICAL

	Yes	No	NR
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 [<u>1</u> # of units] Year: <u>2019</u>			
☐ Baseboard [<u> </u> # of bedrooms with units] Year: _____			
☐ Heat Pump [<u> </u> # of units] Year: _____			
☐ Other: _____ Year: _____			



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



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: _____ Year: 2019 ☐ 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):

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	☐	☐	☒	☐

	NA	Yes	No	NR
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):

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Initial
 Buyer Initials RE / BGM Owner Initials [Signature]
 Buyer Initials _____ Owner Initials _____

SECTION D. FIXTURES/APPLIANCES

D1. Is the dwelling equipped with an elevator system? Yes No **NR**
 If yes, when was it last inspected? _____
 Date of last maintenance service: _____

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:			

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?) Yes No **NR**

E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements?) Yes No **NR**

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? Yes No **NR**

E5. Does the property abut or adjoin any private road(s) or street(s)? Yes No **NR**

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? Yes No **NR** ☐ NA

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

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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**

Initial
 Buyer Initials RE / BGM Owner Initials VTJ
 Buyer Initials _____ Owner Initials _____



	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):

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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Initial	
Buyer Initials	RE / BGM
Owner Initials	VEJ



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) Alliance whose regular assessments ("dues") are \$ 177 per quarter.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: 844-739-2381

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: _____

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: _____

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: _____

H4. Is there any unsatisfied judgment or pending lawsuits against the association?

If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____

☐ ☐ ☒
☐ ☒ ☐
☐ ☐ ☒

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

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: Vincent T. Jeppi Date 2/25/2026

Owner Signature: Christine M. Jeppi Date 2/25/2026

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

Signed by: Andra Bakzewski / Bristol Global Mobility Date 6/1/2026

Buyer Signature: _____ Date _____





STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b).** including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/ or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/ or oil and gas rights from the owner or by reservation of the mineral rights and/ or oil and gas rights by the owner. If mineral rights and/ or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

Initial		Yes	No	No Representation
<u>RE / BGM</u> Buyer Initials	1. Mineral rights were severed from the property by a previous owner.	☐	☐	☒
<u>RE / BGM</u> Buyer Initials	2. Seller has severed the mineral rights from the property.	☐	☒	
<u>RE / BGM</u> Buyer Initials	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
<u>RE / BGM</u> Buyer Initials	4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
<u>RE / BGM</u> Buyer Initials	5. Seller has severed the oil and gas rights from the property.	☐	☒	
<u>RE / BGM</u> Buyer Initials	6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☒	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: **224 Cahors Tr, Holly Springs, NC 27540**

Owner's Name(s): **Vincent T Jeppi III, Christine Jeppi**

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

Owner Signature: Vincent T Jeppi III Vincent T Jeppi III Date 05/14/2026
Owner Signature: Christine Jeppi Christine Jeppi Date 05/14/2026

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Signed by:
Purchaser Signature: Andra Zakrzewski / Bristol Global Mobility Date 6/1/2026
Purchaser Signature: 88FF5FE6C5414F8... Date _____





NORTH CAROLINA REAL ESTATE COMMISSION

***Residential Property And Owners'
Association Disclosure Statement***

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: **224 Cahors Tr, Holly Springs, NC 27540**

Owner's Name(s): _____

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 RE / BCM
 Buyer Initials _____ Owner Initials _____

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Yes No NR

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

□ □ □

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: ____ Year: ____

Buyer Initials _____ Owner Initials RE / BGM
Buyer Initials _____ Owner Initials _____

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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: _____ Year: _____ ☐ 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):

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

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

Buyer Initials _____ Owner Initials AE / BGM

Buyer Initials _____ Owner Initials _____

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SECTION D. FIXTURES/APPLIANCES

	Yes	No	NR	
D1. Is the dwelling equipped with an elevator system?	☐	☐	☐	
If yes, when was it last inspected? _____				
Date of last maintenance service: _____				
D2. Is there a problem, malfunction, or defect with the dwelling's:				
NA	Yes	No	NR	
Attic fan, exhaust fan, ceiling fan	☐	☐	☐	☐
Elevator system or component	☐	☐	☐	☐
Appliances to be conveyed	☐	☐	☐	☐
NA	Yes	No	NR	
Irrigation system	☐	☐	☐	☐
Pool/hot tub /spa	☐	☐	☐	☐
TV cable wiring or satellite dish	☐	☐	☐	☐
NA	Yes	No	NR	
Sump pump	☐	☐	☐	☐
Gas logs	☐	☐	☐	☐
Central vacuum	☐	☐	☐	☐
NA	Yes	No	NR	
Garage Door system	☐	☐	☐	☐
Security system	☐	☐	☐	☐
Other:	☐	☐	☐	☐

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

SECTION E. LAND/ZONING

	Yes	No	NR
E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?	☐	☐	☐
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

	Yes	No	NR
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?	☐	☐	☐
Buyer Initials _____ Buyer Initials _____ Initial Owner Initials <u>RE / BGM</u> Owner Initials _____			

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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):

SECTION G. MISCELLANEOUS

	Yes	No	NR
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's 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):

Buyer Initials _____ Owner Initials AE / BGM
 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) _____ 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: _____ 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: _____ 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: _____	☐	☐	☐
--	--------------------------	--------------------------	--------------------------

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: _____	☐	☐	☐
--	--------------------------	--------------------------	--------------------------

H4. Is there any unsatisfied judgment or pending lawsuits against the association? If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____	☐	☐	☐
---	--------------------------	--------------------------	--------------------------

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

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: Andrea Zakrzewski / Bristol Global Mobility Date 6/1/2026
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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 _____



STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b).** including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/ or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/ or oil and gas rights from the owner or by reservation of the mineral rights and/ or oil and gas rights by the owner. If mineral rights and/ or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u> </u> Buyer Initials	☐	☐	☒
1. Mineral rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	☐	☒	
2. Seller has severed the mineral rights from the property.			
<u> </u> Buyer Initials	☐	☒	
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.			
<u> </u> Buyer Initials	☐	☐	☒
4. Oil and gas rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	☐	☒	
5. Seller has severed the oil and gas rights from the property.			
<u> </u> Buyer Initials	☐	☒	
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.			

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 224 Cahors Tr, Holly Springs, NC 27540

Owner's Name(s): _____

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

Signed by:

Owner Signature: Andrea Zakrzewski / Bristol Global Mobility Date 6/1/2026

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Owner Signature: _____ Date _____

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____

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1/1/15