

SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT:

122 Spring Pine Lane, Holly Springs NC 27540

(Address of Property)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller [☒] is [☐] is not occupying the Property.
- If unoccupied, how long since Seller has occupied the Property? May 2016
[☐] _____ (approximate date) or [☐] Seller has never occupied the Property.
Seller [☒] is [☐] is not knowledgeable of the current condition of the Property.
The Property [☐] is [☒] is not currently leased, and [☐] has [☒] has not been leased in the last two (2) years.
If leased, how long has the Property been leased for? _____ (approximate number of months)
During the last year the Property [☐] has [☒] has not been vacant.
If yes, how long was the Property vacant for? _____ (approximate number of months)

Section 1. FEATURES AND EQUIPMENT (Mark all appropriate items that **EXIST** and their **WORKING CONDITION**):

The Property has the items marked below: (Mark Yes [Y], No [N], or Unknown [U])

NOTE: This notice does not establish which items will or will not be conveyed with the Property.

The terms of the Contract will determine which items will and will not be conveyed with the Property.

Y = Yes | N = No | U = Unknown

Y = Yes | N = No | U = Unknown

EXISTS?			ITEM	WORKING CONDITION?			ADDITIONAL INFORMATION
Y	N	U		Y	N	U	
☐	☒	☐	Bathroom Heater	☒	☐	☐	# _____ Electric [☒] Gas [☐]
☐	☒	☐	Battery / Generator Backup System	☐	☐	☐	Owned [☐] Leased [☐] (If leased, answer below) \$ / Mo: _____ Leased From: _____
☒	☐	☐	Cable TV Wiring	☒	☐	☐	
☒	☐	☐	Carport	☒	☐	☐	# of Spaces: _____ Attached?: Yes [☒] No [☐]
☒	☐	☐	Carbon Monoxide Detector	☒	☐	☐	# _____
☒	☐	☐	Central Air Conditioning	☒	☐	☐	# _____ Electric [☒] Gas [☐]
☒	☐	☐	Central Heating	☒	☐	☐	# _____ Electric [☒] Gas [☐] Heat Pump [☐] Oil [☐] Other [☐]
☐	☒	☐	Central Vacuum	☐	☐	☐	# _____
☐	☒	☐	Chimney	☐	☐	☐	# _____
☒	☐	☐	Cook Top / Stove	☒	☐	☐	# _____ Electric [☐] Gas [☒] # of Burners?: 4 _____
☐	☒	☐	Deck	☐	☐	☐	# _____ Type: Wood [☐] Other [☒]
☒	☐	☐	Dishwasher	☒	☐	☐	# _____
☒	☐	☐	Disposal	☒	☐	☐	# _____
☒	☐	☐	Dryer	☐	☐	☐	# _____ Electric [☒] Gas [☐] 110 Volts [☐] 220 Volts [☐]
☒	☐	☐	Dryer Hookups	☒	☐	☐	# _____
☐	☒	☐	Emergency Escape Ladder(s)	☐	☐	☐	# _____
☐	☒	☐	Evaporative Cooler	☐	☐	☐	# _____
☒	☐	☐	Fans	☒	☐	☐	# Ceiling: 1 # Attic: _____ # Exhaust: _____ # Whole House: _____
☒	☐	☐	Fencing	☒	☐	☐	Full [☐] Partial [☒] Type: patio _____
☒	☐	☐	Fire / Smoke Detection Equipment	☒	☐	☐	# _____ Hearing Impaired?: Yes [☐] No [☐]
☒	☐	☐	Fireplace	☐	☐	☐	# _____ Type: Wood [☐] Gas Logs [☒] Mock [☐] Oil [☐] Other [☐]
☐	☐	☒	French Drain	☐	☐	☐	# _____ Location?: _____
☒	☐	☐	Garage	☒	☐	☐	# of Spaces: 2 Attached?: Yes [☒] No [☐]
☒	☐	☐	Garage Door Opener	☒	☐	☐	# _____
☒	☐	☐	Garage Remote Control(s)	☒	☐	☐	# 2 _____
☒	☐	☐	Gas Lighting Fixtures	☒	☐	☐	# _____
☒	☐	☐	Gas Lines	☐	☐	☐	Natural Gas [☒] Liquid Propane [☐]
☐	☒	☐	Gazebo	☐	☐	☐	# _____

Section 1. "Features and Equipment" Continues on Next Page

EXISTS?			ITEM	WORKING CONDITION?			ADDITIONAL INFORMATION Enter / Circle all applicable information below
Y	N	U		Y	N	U	
☐	☐	☒	Grinder Pump	☐	☐	☐	# _____
☒	☐	☐	Ice Machine	☒	☐	☐	# _____
☐	☒	☐	Intercom System	☐	☐	☐	
☐	☒	☐	Lawn Sprinkler System	☐	☐	☐	Underground ☐ Full ☐ Partial ☐ Automatic ☐ Manual ☐
☐	☒	☐	Liquid Propane Gas	☐	☐	☐	Community (Captive) ☐ Tank on Property ☐ LP Gas Lines ☐
☒	☐	☐	Microwave	☒	☐	☐	# _____
☐	☒	☐	Mock Fireplace	☐	☐	☐	# _____ With Chimney ☐ Without Chimney ☐
☐	☒	☐	Outdoor Grill	☐	☐	☐	Nat. Gas ☐ Propane ☐ Charcoal ☐ Electric ☐ Other ☐
☒	☐	☐	Oven	☒	☐	☐	# <u>2</u> Electric ☐ Gas ☐ Other ☐
☒	☐	☐	Patio	☐	☐	☐	# _____ Covered ☒ Uncovered ☐
☒	☐	☐	Pier & Beam Foundation	☐	☐	☐	
☒	☐	☐	Plumbing System	☒	☐	☐	Pipe Type?: PVC ☒ Cast Iron Pipes ☐ Copper ☐ (see below) Galvanized Steel ☐ CPVC ☐ PEX ☐ Other ☐
☒	☐	☐	Pool	☐	☐	☐	In Ground ☐ Above Ground ☐ Other ☒
☐	☒	☐	Pool Accessories	☐	☐	☐	Types of Accessories?: <u>Community Pool</u>
☐	☒	☐	Pool Heater	☐	☐	☐	
☐	☒	☐	Pool Maintenance Equipment	☐	☐	☐	Equipment Type(s): _____
☐	☒	☐	Portable Storage Building(s)	☐	☐	☐	# _____ Description: _____
☒	☐	☐	Public Sewer System	☒	☐	☐	
☒	☐	☐	Rain Gutters	☒	☐	☐	Full ☒ Partial ☐
☐	☒	☐	Range	☐	☐	☐	# _____ Electric ☐ Gas ☐ Other ☐
☒	☐	☐	Refrigerator	☒	☐	☐	# _____
☒	☐	☐	Roof Attic Vents	☒	☐	☐	
☐	☒	☐	Satellite Dish System	☐	☐	☐	Owned ☐ Leased ☐ (If leased, answer below) \$ / Mo: _____ Leased From: _____
☐	☒	☐	Sauna	☐	☐	☐	# _____
☒	☐	☐	Security System	☒	☐	☐	
☐	☒	☐	Septic System / On-Site Sewer Facility	☐	☐	☐	# _____ Date Last Pumped: _____ Type?: (select below) Septic Tank ☐ Aerobic Treatment ☐ Cesspool ☐ Other ☐
☒	☐	☐	Slab Foundation	☒	☐	☐	
☐	☒	☐	Solar Panels	☐	☐	☐	Owned ☐ Leased ☐ (If leased, answer below) \$ / Mo: _____ Leased From: _____
☐	☒	☐	Spa / Hot Tub / Jacuzzi	☐	☐	☐	# _____ Spa ☐ Hot Tub ☐ Jacuzzi ☐
☐	☒	☐	Spa / Hot Tub / Jacuzzi Heater	☐	☐	☐	# _____ Electric ☐ Gas ☐ Solar ☐ Other ☐
☐	☒	☐	Space Heater	☐	☐	☐	# _____ Electric ☐ Gas ☐ Solar ☐ Other ☐
☐	☒	☐	Speakers	☐	☐	☐	# _____
☐	☒	☐	Specialty Wiring	☐	☐	☐	Audio ☐ Data ☐ Speaker ☐ Visual ☐ Other ☐
☐	☒	☐	Sprinkler System	☐	☐	☐	
☐	☒	☐	Stereo / Audio-Visual System	☐	☐	☐	# _____ Description: _____
☐	☒	☐	Stucco	☐	☐	☐	Conventional ☐ Synthetic ☐ Unknown ☐
☐	☒	☐	Sump Pump	☐	☐	☐	# _____
☐	☒	☐	Trash Compactor	☐	☐	☐	# _____
☐	☒	☐	TV Antenna	☐	☐	☐	# _____
☒	☐	☐	Wall / Window Air Conditioning System	☒	☐	☐	# _____
☒	☐	☐	Washing Machine	☒	☐	☐	# _____
☒	☐	☐	Washer Hookups	☒	☐	☐	
☒	☐	☐	Water Heater	☒	☐	☐	# _____ Electric ☒ Gas ☐ Solar ☐ Other ☐
☐	☒	☐	Water Softener	☐	☐	☐	Owned ☐ Leased ☐ (If leased, answer below) \$ / Mo: _____ Leased From: _____
☒	☐	☐	Window Screens	☒	☐	☐	# _____ Type: <u>All windows</u>
☐	☒	☐	Other Leased Items:	☐	☐	☐	If yes, describe here: _____
☐	☐	☐	Other:	☐	☐	☐	
☐	☐	☐	Other:	☐	☐	☐	

Section 1. "Features and Equipment" Continues on Next Page

Explain all No [N] or Unknown [U] answers. Attach additional sheets as necessary: The "no's" were non applicable.

The Seller excludes the following items from the sale of the Property: Furniture, televisions, personal items, and all other furnishings.

Water supply provided by: City ☒ Well ☐ Municipal Utility District ☐ Water Control Improvement District ☐ Public Utility District [] Co-Op [] Unknown [] Other:

Was the Property built before 1978?: Yes ☐ No ☒ Unknown ☐ (If Yes, complete an Addendum Regarding Lead-Based Paint Hazards)

In what Year was the Property built?: 2015 (approximate)

Roof Type: Composition Shingle ☐ Metal ☐ Standing Seam Metal ☐ Corrugated Steel ☐ Aluminum Shingles ☐ Wooden Shakes / Shingles ☐ Slate Shingles ☒ Clay / Concrete Tiles ☐ Flat Roof ☐ Stone-Coated Steel Shingles ☐ Cedar Shingles / Shakes ☐ Rolled Roofing ☐ Membrane ☐ Solar Tiles ☐ Fiberglass Shingles ☐ Green Roofing ☐

Roof Age (in years): 3 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?:

Yes ☐ No ☐ Unknown ☒

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are in need of repair?:

Yes ☐ No ☐

If Yes, describe (attach additional sheets if necessary): Light fixture at the top of the house (floodlight); and sink needs to be checked; fresh coat of paint (internal).

Section 2. PROPERTY DEFECTS / MALFUNCTIONS: Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes [Y] if you are aware, and No [N] if you are not aware)

Y = Yes | N = No

Y	N	ITEM
☐	☒	Appliances
☐	☒	Attic
☐	☐	Basement
☐	☒	Ceilings
☐	☒	Doors
☐	☒	Driveway(s)
☐	☒	Electrical System(s)
☐	☒	Exterior Walls
☐	☒	Fences
☐	☒	Floors
☐	☒	Foundation
☐	☒	Insulation
☒	☐	Interior Walls
☒	☐	Lighting Fixtures

Y	N	ITEM
☐	☒	Outbuildings
☐	☒	Plumbing System(s)
☐	☒	Potable Drinking Water
☐	☒	Retaining Wall(s)
☐	☒	Roof
☐	☒	Sidewalks
☐	☒	Siding / Stucco
☐	☒	Underground Electrical Lines
☐	☒	Walls / Fences
☐	☒	Wastewater System (Sewer / Septic System / Cesspool)
☐	☒	Windows
☐	☒	Other Structural Components
☐	☐	Other: _____
☐	☐	Other: _____

If the answer to any of the items in Section 2 is Yes, explain (attach additional sheets if necessary): Interior walls need a fresh coating of paint; floodlight needs replacing.

Section 3. CURRENT & PREVIOUS CONDITIONS OF THE PROPERTY: Are you (Seller) aware of any of the following conditions?
(Mark Yes [Y] if you are aware, and No [N] if you are not aware)

Y = Yes | N = No

Y	N	CONDITION
☐	☒	Archeological Designation associated with the Property
☐	☒	Active Infestation of Termites or Other Wood Destroying Insects (WDI)
☐	☒	Aluminum Wiring
☐	☒	Asbestos Components
☐	☒	Damage to the Property or any of the structures from fire, earthquake, floods, or landslides
☒	☐	Dampness / Moisture on Property (including but not limited to: roof, floors, walls, bathrooms, kitchens, basement, crawl spaces)
☐	☒	Diseased Trees and/or Other Foliage
☐	☒	Earthquake Fault Lines / Other Fault Lines
☐	☒	Encroachments onto the Property
☐	☒	Endangered Species / Habitat on Property
☐	☒	Expansive and/or Filled Soil
☐	☒	Fence Lines Not Corresponding to Property Boundaries
☐	☒	Improper Drainage
☐	☒	Improvements Encroaching onto Others' Property
☐	☒	Intermittent or Weather Spring(s)
☐	☒	Hazardous or Toxic Waste on the Property
☐	☒	Landfill on the Property - compacted or otherwise
☐	☒	Lead-Based Paint or Lead-Based Paint Hazards
☐	☒	Located in an Historic Preservation District
☐	☒	Historic Property Designation
☐	☒	HVAC Sytem Leak(s), Overflow Pan, or Other HVAC Defect(s)
☐	☒	Previous Foundation Repairs

Y = Yes | N = No

Y	N	CONDITION
☐	☒	Previous Other Structural Repairs
☐	☒	Previous Roof Repairs
☐	☒	Previous Treatment for Termites or Other Wood-Destroying Insects
☐	☒	Previous Use of Premises for the Manufacture of Methamphetamine
☐	☒	Radon Gas
☐	☒	Roof Leak(s)
☐	☒	Settling From Any Cause, or Slippage, Sliding, Upheaval, or Other Soil Problems
☐	☒	Single Blockable Main Drain in Pool / Hot Tub / Spa (A single blockable main drain may cause a suction entrapment hazard for an individual)
☐	☒	Soil Movement
☐	☒	Subsurface Structure(s) or Pit(s)
☐	☒	Termite or Other WDI Damage Needing Repair
☐	☒	Underground Electrical Line(s)
☐	☒	Underground Natural Gas and/or Liquid Propane Line(s)
☐	☒	Underground Spring(s)
☐	☒	Underground Storage Tank(s)
☐	☒	Unplatted Easements
☐	☒	Urea-Formaldehyde Insulation
☐	☒	Unrecorded Easements
☐	☒	Water Heater Leak(s)
☐	☒	Water Quality Issues (especially for potable / drinking water)
☐	☒	Water Penetration and/or Damage Not Due to a Flood Event
☐	☒	Wetlands on Property
☐	☒	Wood Rot
☐	☐	Other Condition(s): _____
☐	☐	Other Condition(s): _____
☐	☐	Other Condition(s): _____
☐	☐	Other Condition(s): _____
☐	☐	Other Condition(s): _____
☐	☐	Other Condition(s): _____

If the answer to any of the items in Section 3 is Yes, explain (attach additional sheets if necessary): there is dampness near the water heater that needs to be treated.

Section 4. SYSTEMS IN NEED OF REPAIR: Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?:
Yes ☐ No ☒

If the answer to any of the items in Section 4 is Yes, explain (attach additional sheets if necessary):

Section 5. MAJOR REPAIRS OR IMPROVEMENTS MADE:

Y = Yes | N = No

Y	N	
☒	☐	Have you (Seller) made, or had made, any structural additions / changes, major repairs, or improvements (costing \$500 or more) to the Property during the time you have owned the Property?
☒	☐	- If Yes to question above, are you aware if all required permits and/or government approvals were obtained and if any work was done by a licensed contractor?
☒	☐	Are you (Seller) aware of any structural additions / changes, major repairs, or improvements (costing \$500 or more) made by previous owners?
☐	☐	- If Yes to question above, are you aware if all required permits and/or government approvals were obtained and if any work was done by a licensed contractor?

If the answer to any of the items in Section 5 is Yes, explain (attach additional sheets if necessary):

Replaced water heater (\$2700.00)

Section 6. FLOOD INFORMATION: Are you (Seller) aware of any of the following conditions?

(Mark Yes [Y] if you are aware, and check Wholly or Partly as applicable. Mark No [N] if you are not aware.)

Y = Yes | N = No

Y	N	
☒	☐	Present flood insurance coverage
☐	☒	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
☐	☒	Previous flooding due to a natural flood event
☐	☒	Previous water penetration into a structure on the Property due to a natural flood event
☐	☐	Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
☐	☐	Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
☐	☐	Located ☐ wholly ☐ partly in a floodway
☐	☐	Located ☐ wholly ☐ partly in a flood pool
☐	☐	Located ☐ wholly ☐ partly in a reservoir

If the answer to any of the items in Section 6 is Yes, explain (attach additional sheets if necessary):

Flood insurance is with the homeowners insurance policy.

*** FOR PURPOSES OF THIS NOTICE:**

"100-year floodplain" means any area of land that:

(A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;

(B) has a one percent annual chance of flooding, which is considered to be at a high risk of flooding; and

(C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

(A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and

(B) has a two-tenths of one percent annual chance of flooding, which is considered to be at a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et. seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a "100 year flood," without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

NOTE: Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. **FLOOD INSURANCE CLAIMS:** Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?
Yes ☐ No ☒

NOTE: Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

If the answer to any of the items in Section 7 is Yes, explain (attach additional sheets if necessary):

Section 8. **FEMA / SBA FLOOD ASSISTANCE:** Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?
Yes ☐ No ☒

If the answer to any of the items in Section 8 is Yes, explain (attach additional sheets if necessary):

Section 9. **MISCELLANEOUS CONDITIONS:** Are you (Seller) aware of any of the following?
(Mark Yes [Y] if you are aware. Mark No [N] if you are not aware.)
Y = Yes | N = No | U = Unknown

Y N U	☐ ☐ ☒ Additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes at the time of construction? - If Yes, did you do any of the work yourself? Yes ☐ No ☐ If Yes, describe: _____ - If Yes, was any of the work done by a licensed contractor? Yes ☐ No ☐ If Yes, describe: _____ ☒ ☐ ☐ Subject to the rules and regulations of a Homowners Association(s) / Condominium Owners Association(s) fees, or maintenance fees, or other assessments. - Name of association(s): <u>Charleston Management</u> - Manager's Name, Phone Number, and Email: _____ - Fees or assessments are: \$ <u>252.25</u> per <u>month</u> and are: Mandatory ☒ Voluntary ☐ - Association transfer fees required to be paid to the association upon transfer of ownership are: \$ _____ - Any working capital contributions required to be paid to the association upon transfer of ownership? - If Yes, enter the dollar amount owed here: \$ <u>883.00</u> ☒ ☐ ☐
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Section 9. "Miscellaneous Conditions" Continues on Next Page

Y	N	U	
☐	☒	☐	- Any unpaid fees or assessments for the Property? If Yes, enter the dollar amount owed here: \$ _____
☐	☒	☐	- Are you aware of any current or past problems for any common area(s)?
☐	☒	☐	- Are you aware of any condition which may result in an increase in assessments or dues, or result in fines?
☐	☒	☐	- Are you aware of any reason to expect an increase in assessments or dues in the next twelve (12) months?
☒	☐	☐	- Is the association responsible for the cost of all exterior and roof repairs to all units?
☐	☒	☐	- Is Are you aware of any existing or pending legal action involving the association or complex?
			- If the Property is in more than one association, provide information about the other associations below or attach information to this notice on additional sheets.
☒	☐	☐	Any common area (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others? If Yes, complete the following:
			- Any optional user fees or common facilities charged? Yes ☐ No ☒ If Yes, describe: _____
☒	☐	☐	Features of the Property shared in common with adjoining landowners, e.g., walls, fences, and driveways, whose use of responsibility for maintenance may have an effect on the Property?
☐	☒	☐	Any existing or threatened legal action, lawsuits, or other legal proceedings, directly or indirectly affecting the Property? <i>(Includes, but is not limited to: divorce, foreclosure, probate, heirship, guardianship, bankruptcy, and taxes.)</i>
☐	☒	☐	Any encroachments of improvements on the subject Property onto another property or of improvements on another property onto the subject Property, lot-line disputes, covenants, easements (recorded or unrecorded), or similar matters that may affect your interest in the Property?
☐	☒	☐	Are you aware of any notices of property violations of deed restrictions, governmental ordinances, zoning ordinance, by-law, use, or impervious cover limitations affecting the condition or use of the Property? <i>(for example, if this property includes a separate Additional Dwelling Unit / Apartment, is this property properly zoned for an ADU / Apartment use?)</i>
☐	☒	☐	Are you aware of any violations of local, state, or federal government laws or regulations relating to this Property?
☐	☒	☐	Are you aware of any bonds or assessments for betterments that apply to this Property?
☐	☒	☐	Is the Property located on a private road?
			- If Yes, are you aware if there is any written documentation regarding maintenance of the private road? Yes ☐ No ☐
			- If Yes, do you have a copy of the written maintenance agreement regarding the private road? Yes ☐ No ☐
☐	☒	☐	If the Property serviced by a shared driveway?
			- If Yes, are you aware if there is any written documentation regarding maintenance of the shared driveway? Yes ☐ No ☐
			- If Yes, do you have a copy of the written maintenance agreement regarding the shared driveway? Yes ☐ No ☐
☐	☒	☐	Are you aware of any hazardous waste site(s) and/or disposal facilities within two (2) miles of the Property?
☐	☒	☐	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, are they visible from this Property?
☐	☒	☐	Any death on the Property, except those deaths caused by natural causes, or an accident unrelated to the condition of the Property?
☐	☒	☐	Any alleged hauntings on the Property?
☐	☒	☐	Any condition on the Property which materially affects the health or safety of an individual?
☐	☒	☐	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold?
			- If Yes to the question above, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
☐	☒	☐	Any rainwater harvesting system located on the Property that is larger than 500 gallons, and that uses a public water supply as an auxiliary water source?
☐	☒	☐	Is the Property is located in a propane gas system service area owned by a propane distribution system retailer?
☐	☒	☐	Any portion of the Property that is located in a groundwater conservation district or subsidence district?
☐	☒	☐	Any future highway, freeway, or air traffic patterns which affects the Property?
☐	☒	☐	Any future annexation plans which affect the Property?
☒	☐	☐	Within the previous 12 months, has there been an equity loan taken out against the Property?
			- If Yes, approximate origination date of the loan: <u>09</u> / <u>25</u> / <u>2025</u> (MM/DD/YYYY)
☐	☒	☐	Any pending flood plain changes known?
☐	☒	☐	Any ordinances that restrict flood coverage or rebuilding any portion of the structure to its previous use?
☐	☒	☐	Are you aware of the non-availability for any flood insurance (private or government-backed) for this Property?
☐	☒	☐	Are you aware of any current and/or past condition(s), including but not limited to any natural disaster(s), that either may result or resulted in an increase in insurance premiums for this Property?
			Are you aware of any current and/or past condition(s), of this Property that might prevent, or prevented in the past, the issuance and/or renewal of locally conventional homeowner's insurance coverage for this Property?
		☒	Previous FEMA claim paid?
☐	☒	☐	Any historic preservation restriction or ordinance or archaeological designation associated with the Property?
☐	☒	☐	Any IRS tax liens or tax redemption periods which will affect the sale of the Property?

Section 9. "Miscellaneous Conditions" Continues on Next Page

Y	N	U	
☐	☒	☐	- Any unpaid taxes for the Property?. If Yes, enter the dollar amount owed here: \$ _____
☐	☒	☐	Are you aware of any other neighborhood conditions or environmental problems that might affect this Property?
☐	☒	☐	Have you had, or do you now have, any animals (pets or otherwise) on this Property?
☐	☒	☐	Any other item(s) of concern?

If the answer to any of the items in Section 9 is Yes or Unknown, explain (attach additional sheets if necessary):

~~There is a fence shared that divides the individual patios; refinance completed on 9/2025; yes I have~~
association dues that are due; which I am currently submitting payment for.

Section 10. PREVIOUS SELLER'S DISCLOSURE NOTICE: Is a previous Seller's Disclosure Notice available?

Yes ☐ No ☒ If Yes, please attach to this notice.

Section 11. SURVEY: Is a current Survey of the Property available?

Yes ☒ No ☐ If Yes, please attach to this notice.

Section 12. PREVIOUS INSPECTION REPORTS: Within the last 5 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are licensed as inspectors or otherwise permitted by law to perform inspections?

Yes ☐ No ☐ If Yes, attach copies and complete the following:

Inspection Date	Name of Inspector and Their Company's Name	Inspection Type	# of Pages

NOTE: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 13. TAX EXEMPTIONS: Check any ad valorem tax exemption(s) below which you (Seller) currently claim for the Property:

☐ Homestead	☐ Agricultural
☐ Senior Citizen	☐ Wildlife Management
☐ Disabled	☐ Unknown
☐ Disabled Veteran	☐ Other: _____

Section 14. AD VALOREM TAXES:

Y = Yes | N = No

Y	N	U	
☐	☒	☐	Have you (Seller), or a third party on your behalf, ever supplied information regarding property defects or conditions to the Appraisal District?
☐	☒	☐	Have you (Seller) ever testified, or had an agent testify on your behalf, in a valuation hearing at an Appraisal District Value Protest Hearing?
☐	☒	☐	- If Yes, which Appraisal District? _____
☐	☒	☐	Is the Property located in a Statutory Tax District?

If the answer to any of the items in Section 14 is Yes or Unknown, explain (attach additional sheets if necessary):

Section 15. **INSURANCE CLAIMS:**

Y = Yes | N = No

Y	N	U	
☐	☒	☐	Have you (Seller) ever received proceeds for a claim for damage to the Property (for example an insurance claim, or settlement, or award, or legal proceeding) and not used the proceeds to make the repairs for which the claim was made?
☐	☐	☐	- If Yes, and if there was a monetary settlement, were the funds used to make the repair(s)

If the answer to any of the items in Section 15 is Yes or Unknown, explain (attach additional sheets if necessary):

Section 16. **SMOKE DETECTORS:** Does the Property have working Smoke Detectors installed in accordance with the smoke detector requirements of the current health and safety codes and/or building codes?*

Yes ☒ No ☐ Unknown ☐

If the answer to any of the items in Section 16 is Yes or Unknown, explain (attach additional sheets if necessary):

*** NOTE: Most health and safety codes and/or building codes across the country require one-to-four family dwellings to have working smoke detectors installed in accordance with the requirements of the building codes in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after seller has provided this notice to buyer, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors, and which brand of smoke detectors to install.

Section 17. **GOVERNMENT OR OTHER PENDING OR RECEIVED NOTICES:**

SELLER has not received any notices, either oral or written, regarding the need for repair or replacement or any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service, or others, except:

No

SELLER has not received any notices from any governmental agency or private company of pending condemnation on any portion of the Property, except:

No

Section 18. UTILITY PROVIDERS: (Fill in names of Suppliers with Phone Numbers or Website)

Electric: <u>Duke Energy</u>	Phone # or Website: <u>https://www.duke-energy.com/home</u>
Water: <u>Town of Holly Springs</u>	Phone # or Website: <u>https://www.duke-energy.com/home</u>
Sewer: <u>Town of Holly Springs</u>	Phone # or Website: <u>https://www.duke-energy.com/home</u>
Septic Sys. Maintenance: _____	Phone # or Website: _____
Natural Gas: <u>Enbridge</u>	Phone # or Website: <u>https://portal.enbridgegas.com/WSS/servlet/CMMMain</u>
Propane Gas: _____	Phone # or Website: _____
Heating Oil: _____	Phone # or Website: _____
Trash: <u>Town of Holly Springs</u>	Phone # or Website: <u>https://www.duke-energy.com/home</u>
Recycling: <u>Town of Holly Springs</u>	Phone # or Website: <u>https://www.duke-energy.com/home</u>
Cable TV: <u>Spectrum Tv</u>	Phone # or Website: <u>https://www.spectrum.net/</u>
Internet: <u>Spectrum Tv</u>	Phone # or Website: <u>https://www.spectrum.net/</u>
Phone: <u>Spectrum Tv</u>	Phone # or Website: <u>https://www.spectrum.net/</u>
Other: _____	Phone # or Website: _____
Other: _____	Phone # or Website: _____

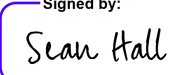
Section 19. ADDITIONAL REPORTS, INFORMATION, DISCLAIMERS, & DISCLOSURE FORMS ATTACHED: (Check all that apply)

☐ Asbestos Test(s) / Abatement	☐ Radon Test(s) / Abatement
☐ Building Permit(s)	☐ Roof Inspection(s)
☐ Builder's Home Warranty	☐ Septic Tank / System Inspection(s)
☐ Chimney Inspection(s)	☐ Shared Driveway Agreement
☐ Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum	☐ Shared Propane Tank Agreement
☐ General Home Inspection(s)	☐ Shared Well Agreement
☐ Insurance Claim(s) Documents	☐ Soil Report(s) / Perc Test(s)
☐ Lead-Based Paint Disclosure by Seller (Addendum)	☐ Spa / Hot Tub / Jacuzzi Inspection(s)
☐ Lead-Based Paint Test(s) / Abatement	☐ Structural / Engineering Report(s)
☐ Manufactured Stone Veneer Inspection	☐ Stucco ID / Inspection(s)
☐ Moisture Test(s) / Abatement	☐ Termite / Wood-Destroying Insect Inspection(s) / Bond / Abatement
☐ Mold Test(s) / Abatement	☐ Well Inspection(s)
☐ On-Site Sewer Facility Information and Disclosure Notice	☒ Other: <u>Appraisal</u>
☐ Pool Inspection(s)	☐ Other: _____
☐ Private Road Agreement	☐ Other: _____
	☐ NONE

[Signature Page Follows]

SIGNATURE PAGE

THE ABOVE DISCLOSURES ARE TRUE AND CORRECT TO THE BEST KNOWLEDGE OF THE SELLER(S). Seller acknowledges that the statements in this Disclosure Notice are true to the best of the Seller's belief and that no person, including the Buyer, and any Real Estate Broker(s) and their Agent(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signed by:

446F878D89DD410...

8/29/2026

Signature of Seller

Date

Signature of Seller

Date

Sean Hall

Printed Name of Seller

Printed Name of Seller

The undersigned Buyer acknowledges receipt of the foregoing Disclosure Notice.

Signature of Buyer

Date

Signature of Buyer

Date

Printed Name of Buyer

Printed Name of Buyer