

ACCEPTANCE ADDENDUM

Addendum to Purchase Contract dated [REDACTED] property located at 3313 Corsham Dr. Apex, NC 27539-8335, between [REDACTED] (Buyer) and NEI Global Relocation Company (Seller). This offer is hereby accepted subject to the following:

- ☒ Subject to the completion of the acquisition of the property by NEI Global Relocation Company from Robert D. McKernie and Kayla Priestley NKA Kayla McKernie.
- ☒ Subject to NEI Global Relocation Company's attached Addenda which are the ruling documents of this Purchase Contract and all attachments and addenda thereto.
- ☒ Subject to the terms of the attached, signed Inspection Addendum.
- ☒ Subject to the terms of the attached, signed Inspection Disclosure Addendum.
- ☐ Subject to the terms of the attached, signed Radon Service Agreement Addendum.
- ☐ Subject to the terms of the attached, signed Lead-Based Paint Hazards Addendum.
- ☒ Subject to the title commitment and the title policy being ordered from Moore & Alphin PLLC.
- ☒ Subject to the closing being handled by Moore & Alphin PLLC/Amanda Palmer/9197878812.
- ☒ Subject to Seller conveying marketable title to the property by limited/special warranty deed or its equivalent.
- ☒ Subject to Buyer providing Seller with an acceptable letter of pre-qualification from the Buyer's lender (or, in the event of a cash sale, Buyer to provide written evidence, acceptable to Seller, that all necessary cash is available for closing) within five (5) calendar days of the acceptance of the Purchase Contract. Examples of items that should be included in the pre-qual letter are the Buyer(s) name, property address, purchase price, loan amount, and interest rate.
- ☒ Buyer may not change financing terms or lender without the written consent of Seller.
- ☒ Buyer authorizes Buyer's Agent to provide Seller with a copy of any executed Buyer Broker Representation/Agency Agreement between Buyer and Buyer's Agent.
- ☒ Subject to Arbitration/Mediation clauses being hereby deleted from the Purchase Contract except for in the state of California.
- ☒ Buyer understands that NEI complies with the provisions of the Real Estate Settlement Procedures Act (RESPA) by requiring that all monetary credits, concessions, and allowances be reflected on the Closing Disclosure and will not be given pursuant to monetary side agreements. No monetary credits, concessions and allowances will be modified or adjusted after closing.
- ☒ Subject to no tax adjustments being made after closing.
- ☒ Buyer will pay Seller a per diem when the closing date is extended beyond the Purchase Contract closing date due to a delay by the Buyer or the Buyer's vendors (e.g., lender, underwriters, title company). The per diem will be 0.05% of the sales price (e.g., \$100,000 X 0.0005 = \$50/day) for each day the closing is extended.
- ☒ Possession by Buyer is subject to receipt by Seller/Seller's assigned closing representative of non-rescindable funds.
- ☒ All parties agree that a signature received via facsimile or electronically via email shall be as legally binding for all purposes as an original signature on all documents, legal and otherwise, for the transfer of this property.

Buyer understands that Seller is a relocation management company and has never physically occupied the property; therefore, Buyer should satisfy himself/herself/themselves as to the condition of the property prior to closing. Seller makes no representations or guarantees, expressed or implied, as to the condition of the property.

IN NO EVENT IS POSSESSION TO BE GIVEN PRIOR TO CLOSING AND FUNDING.

Buyer(s) Acceptance

Buyer: _____

Date: _____

Buyer: _____

Date: _____

NEI Global Relocation Company (Seller)

By: _____

Date: _____

INSPECTION ADDENDUM TO PURCHASE CONTRACT

The undersigned, parties to a Purchase Contract dated [REDACTED] on the property known as 3313 Corsham Dr, Apex, NC 27539-8335, hereby mutually agree to the following:

The property being sold is not new, and Buyer hereby acknowledges that there has been no representation by the Seller or Seller's agent regarding the condition of the premises, or of any of the appliances that may be contained therein. Buyer is hereby informed that Seller is unaware of any latent defects in the property, or any component thereof, including but not limited to plumbing, heating, air conditioning and electrical systems, fixtures and appliances, roof, sewers, soil conditions, foundations, structural conditions and pool and related equipment, if applicable, unless otherwise mentioned in this contract or attached addendum. Buyer is also informed that Seller has no knowledge of the level of radon gas present in the Home, or of the presence of corrosive or defective drywall, unless otherwise mentioned in this contract or attached addendum.

Buyer is advised that the presence of certain kinds of mold (including "Toxic Mold"), fungi, mildew, and/or other organisms may adversely affect the property and the health of certain individuals. These conditions are often the result of moisture invasion or water leakage inside the Home. Buyer is also advised that the presence of asbestos-containing material ("ACM") popcorn textured ceilings, when disturbed, damaged or friable, may pose serious health concerns to the occupants of the property. Buyer is advised to have the property inspected for the existence of such conditions or organisms, or the conditions that may lead to their formation, during the Buyer's physical inspection contingency period set forth herein. The closing of this sale shall constitute Buyer's acceptance of the condition of the Home, notwithstanding any past, present or future existence of mold or ACM popcorn textured ceilings in or around the Home, and agreement that Buyer has not, in any way, relied upon any representations of Seller. Buyer understands and agrees that Seller makes no guarantees or warranties, expressed or implied, regarding the past, present or future existence of mold or ACM popcorn textured ceilings in or around the Home, or regarding the effects of same. Buyer is advised to consult with appropriate experts regarding this topic if he/she/they have any questions or concerns.

Buyer is hereby granted the right to inspect the premises, or to obtain inspection reports of qualified experts at their own expense.

Should such reports reveal a level of radon gas exceeding the current recommended EPA standard or latent defects not discoverable by ordinary inspection, requested repairs, if any, must be submitted in writing to Seller's agent, not later than ten (10) calendar days after the offer is accepted. Seller shall review such requests and shall advise Buyer of the repairs, if any, that Seller agrees to make, or the costs, if any, to be credited Buyer at closing. If Seller permits Buyer to conduct invasive testing, the Buyer is required to return the property to its current condition.

In lieu of making such repairs, or partial repairs, Seller reserves the right to cancel this Purchase Contract, and upon return of the down payment, neither party shall have any further liability to the other.

If the Buyer has not made an examination of the property and submitted a report of any objections in writing to Seller's agent within ten (10) calendar days after offer is accepted, Buyer is deemed to have waived the right to so object, and is deemed to have accepted the condition of the property as satisfactory. Seller and Seller's agent are then relieved of all liability after closing.

Notwithstanding the foregoing, the closing of this sale shall constitute an acknowledgement by the Buyer that the premises and aforesaid systems were acceptable at the time the sale was closed, and Seller and Seller's agent are relieved of all liability after closing. Closing is to be considered the date all parties have signed the closing documents and the funds for disbursement to the Seller have been deposited with the Closing Agent.

Property will be dewinterized prior to closing and plumbing restored to working condition.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

NEI Global Relocation Company (Seller)

By: _____

Date: _____

INSPECTION DISCLOSURE ADDENDUM

We the undersigned, as of this _____ day of _____, 20____ hereby acknowledge receipt of copies of the inspections and/or disclosures listed below, as well as copies of indicated invoices for work completed, which may reflect work completed for all or only a portion of the repairs suggested in said inspections, from NEI Global Relocation Company for the property located at 3313 Corsham Dr, Apex, NC 27539-8335.

We understand that these reports are being supplied for our information and we agree to hold NEI Global Relocation Company harmless and waive any recourse against them for their content. We further agree to secure our own inspections and to satisfy ourselves as to the condition of the property and the extent and nature of any problems.

Inspection Reports	Check if Included	Report Date	Work Invoice from (Included for Work Done, if any)	Work Invoice Date
ERC Relocation Property Assessment				
Moisture Intrusion	X	07/02/2026		
Mold Swab Clearance Test				
Mold Swab Sample				
Pest				
Pool				
Private Sewage System/Septic	X	06/25/2026		
Radon Test				
Roof				
Spa/Hot Tub				
Structural				
Stucco Identification				
Well	X	07/02/2026		
Water	X	07/02/202		
Disclosures				
Homeowner's Property Questionnaire	**			
State Disclosures, if required	X			
Radon Service Agreement				

** Documents will be provided once received

Buyer: _____

Dated: _____

Buyer: _____

Dated: _____

07/13/2026

NEI Global Relocation
STACI DOME
2707 North 118th St
Omaha, NE 68164

Re: Robert Mc Kernie
3313 Corsham Dr
Apex, NC 27539
File #: 2000001-29177

The following summary highlights items with regard to the above referenced property. Please read the attached report(s) for additional details.

Well

Clear - No repairs needed

Water Sample

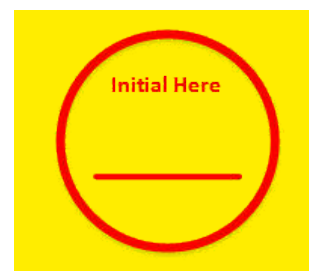
The water is potable and fit for human consumption for the EPA Level One parameters for bacteria and nitrates and/or North Carolina 2L standards were tested.

Moisture Intrusion/Suspected Fungal

Clear - No evidence of active moisture or suspected mold/fungal growth observed at the accessible areas of the interior of the home.

Any and all defects noted in the attached reports should be repaired as soon as possible to prevent further deterioration and to restore the components to serviceable condition. All defects should be examined by qualified contractors and/or licensed design professionals to provide estimates and recommendations for repairs. In many cases, the full extent of a defect is not known until repair work has started. This report is not considered a guarantee of future conditions and no warranty is implied. The attached report(s) has/have been prepared for the exclusive use of our client. This report is neither a representation of lender requirements nor is it a representation of the marketability or insurability of this property.

If you have any questions or need further information on this file, please call our
National Service Center 800-231-1301.



Moisture Intrusion and Suspected Fungal Growth Inspection Report

Client: NEI Global Relocation

GlobeSpec
370 S Main Place
Carol Stream, IL 60188
(800) 231-1301

Property: Robert Mc Kernie
3313 Corsham Dr
Apex, NC 27539

File: 2000001-29177

Inspection Date: July 2, 2026

Age of Home: 32 / Home was occupied and furnished at the time of this inspection.

Per your request a visual inspection was conducted on the above referenced property. The purpose of the inspection was to determine the presence of suspected moisture intrusion and/or suspected fungal growth within the interior visible and accessible areas of the home. No other components of the home were inspected at this time. This report is for the exclusive use of GlobeSpec's Corporate Client.

Suspected Moisture: (At the time of this inspection)

There is evidence of past dry moisture at the foundation walls in the crawl space, past/future performance unknown.

There is evidence of past dry moisture at the wall in the garage, past/future performance unknown.

Suspected Fungal Growth: (At the time of this inspection)

No evidence of suspected fungal growth was observed on the accessible interior areas of the home.

Inaccessible Areas:

This assessment was conducted while the home was occupied. Personal storage (furnishings and/or possessions) was present at the time of this assessment. No items were moved during the course of the assessment and some areas may have been hidden and/or obstructed by these items.

Please do not hesitate to call GlobeSpec with any questions.

Inspected by: <u>Signature on file</u>

The findings of this evaluation and recommendations herein are based upon the opinion of GlobeSpec and our Field Inspector. Qualified professionals should be contacted to make any repairs. Other probable causes for the needed repairs and additional repair options may be available. The evaluation of the subject property states conditions on the date of this evaluation only. It does not warrant any previous conditions which may have been corrected. It does not warrant the presence or absence of previous or future suspected moisture or suspected fungal growth. This evaluation does not include the determining of % of moisture content in any area observed to have suspected moisture or suspected fungal growth. Moisture conditions observed, if any, are considered conducive conditions to fungal growth. **This report was prepared for the exclusive use of a relocation company and the seller's employer. This report is not intended as a substitute for a prospective purchaser of the subject property obtaining their own inspection from an independent inspector of their choice. This report is neither assignable to nor assumable by any third party and should not be relied upon by any party other than the relocation company and/or seller. This report is neither a representation of lender requirements nor is it a representation of the marketability or insurability of this property.**

Buyer(s) Initial Here- _____

The findings of this evaluation and recommendations herein are based upon the opinion of GlobeSpec and our Field Inspector. Qualified professionals should be contacted to make any repairs. Other probable causes for the needed repairs and additional repair options may be available. The evaluation of the subject property states conditions on the date of this evaluation only. It does not warrant any previous conditions which may have been corrected. It does not warrant the presence or absence of previous or future suspected moisture or suspected fungal growth. This evaluation does not include the determining of % of moisture content in any area observed to have suspected moisture or suspected fungal growth. Moisture conditions observed, if any, are considered conducive conditions to fungal growth. **This report was prepared for the exclusive use of a relocation company and the seller's employer. This report is not intended as a substitute for a prospective purchaser of the subject property obtaining their own inspection from an independent inspector of their choice. This report is neither assignable to nor assumable by any third party and should not be relied upon by any party other than the relocation company and/or seller. This report is neither a representation of lender requirements nor is it a representation of the marketability or insurability of this property.**

Buyer(s) Initial Here-_____

GlobeSpec

09:51AM July 13, 2026

Photo Attachments



Address



Front



Rear



Below kitchen sink

McKernie Moisture Fungal Photos Buyer(s) Initial_____

GlobeSpec

09:51AM July 13, 2026

Photo Attachments



Example of below bathroom sinks



Example of below bathroom sinks



Example of below bathroom sinks



Example of below bathroom sinks

McKernie Moisture Fungal Photos Buyer(s) Initial_____

Photo Attachments



Attic



Attic



Attic



Attic

Photo Attachments



Attic



Attic



Evidence of past dry moisture at the wall in the garage, past/future performance unknown



Garage

GlobeSpec

09:51AM July 13, 2026

Photo Attachments



Garage



Crawl space

McKernie Moisture Fungal Photos Buyer(s) Initial_____

Photo Attachments



Evidence of past dry moisture at the foundation walls and vapor barrier in the crawl space - Example



Evidence of past dry moisture at the foundation walls in the crawl space - Example



Evidence of past dry moisture at the foundation walls and vapor barrier in the crawl space - Example



Evidence of past dry moisture at the foundation walls in the crawl space - Example

Photo Attachments

PHOTOS

These pictures are intended to facilitate the understanding of the defects cited in the Property Assessment Report. They are a sample representation and may not include all of the deficiencies cited in the body of the report.

Buyers Initial Here _____

McKernie Moisture Fungal Photos Buyer(s) Initial_____

07/09/2026

NEI Global Relocation
STACI DOME
2707 North 118th St
Omaha, NE 68164

Re: Robert Mc Kernie
3313 Corsham Dr
Apex, NC 27539
File #: 2000001-29177

The following summary highlights items with regard to the above referenced property. Please read the attached report(s) for additional details.

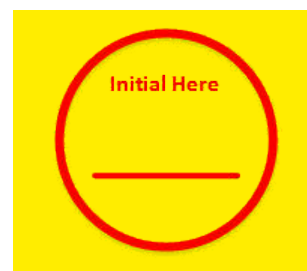
Full Septic Evaluation

Not Clear - Based on the attached report the following repairs are recommended.

- 1. Replace the inlet septic lid.**
 - 2. Reseal the base of the outlet secondary chamber assess riser to the top of the septic tank.**
-

Any and all defects noted in the attached reports should be repaired as soon as possible to prevent further deterioration and to restore the components to serviceable condition. All defects should be examined by qualified contractors and/or licensed design professionals to provide estimates and recommendations for repairs. In many cases, the full extent of a defect is not known until repair work has started. This report is not considered a guarantee of future conditions and no warranty is implied. The attached report(s) has/have been prepared for the exclusive use of our client. This report is neither a representation of lender requirements nor is it a representation of the marketability or insurability of this property.

If you have any questions or need further information on this file, please call our
National Service Center 800-231-1301.



NCSI

KEEPING NORTH CAROLINA'S ENVIRONMENT CLEAN
"ONE TANK AT A TIME!"

INSPECTION REPORT: **252505**
PROPERTY ADDRESS: **3313 Corsham Drive**
Apex, NC 27539
DATE OF INSPECTION: **June 25, 2026**



NORTH CAROLINA SEPTIC INSPECTIONS

VENICE "DAN" PINER

NCOWCICB Certification #: 3434I

Grade IV Septic Tank Contractor / Installer

PHONE: 919-880-1590

EMAIL:

dan@ncsepticinspections.com

Initial Here

A. CONTACT INFORMATION

Inspection requested by: Caryl Currie (Client Services)
GlobeSpec

Phone: 800-231-1301 X 125 E-mail: ccurrie@globespec.com

Current Owner: *Owner of Record*

Site Address: 3313 Corsham Drive, Apex, NC 27539

Operator in Responsible Charge: (ORC): ☐ Required ☒ Not Required

Current contract expiration date: ☒ N/A

Required O&M service frequency: ☒ N/A

Date of last service: ☒ N/A

B. SYSTEM INSPECTION

Inspection Performed on: Date: *June 25, 2026* Time: *8:00 AM* to *10:00 AM*

Estimated Design Flow: ☒ 480 Gal/Per/Day (Consistent for 4 Bedrooms)

Indicate Source of Design Flow:

☒ Permit from Wake County **was** available at time of inspection.

Design Flow based on Permit: (See Attached Permit)

Number of Permitted Bedrooms: ☒ 4 Bedrooms

Designed Flow Based on Permit: ☒ 480 Gal/Per/Day

Design Flow Based on Real Estate Listing:

Number of bedrooms per real estate listing: ☒ 4 Bedrooms

Design flow per real estate listing: ☒ 480 Gal/Per/Day

☒ TMLS ☒ Realtor.com ☒ Zillow

Present Estimated Daily Flow:

Is Home Occupied? ☒ No (Home is Vacant)

Daily Flow? ☒ 0 to 3 gallons/per/day

Slow Drip? ☒ No

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SYSTEM SUMMARY:

3313 Corsham Drive
Apex, NC 27539

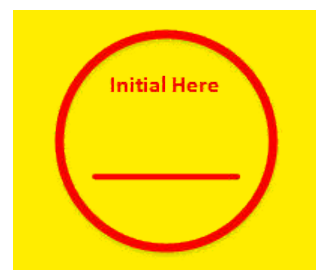
At the conclusion of the Septic Tank Inspection and the Wastewater Evaluation, it was determined that the on-site wastewater system appeared to be functioning. However, the following items are recommended for your consideration. The complete report may include additional information of interest or concerns to you. It is strongly recommended that you read the complete report. Warning...The attached pictures of septic system may also be considered graphic in nature.

Suggested Repair Item:

- 1). Corner of the inlet septic tank lid was discovered broken. To prevent possible escaping odor, it is recommended that lid be replaced (see page 8 for additional information and pictures).
- 2). To prevent the infiltration of ground water, dirt, sand, in addition to insects, it is recommended re-sealing the base of outlet secondary chamber access riser to the top of septic tank with the appropriate cement sealant (see page 9 for additional information and pictures).

For Your Information:

When the combined depth of surface scum, mixed solids, and sludge reaches 25 to 30 percent of the liquid holding capacity it is recommended that both compartments of tank be pumped and cleaned. NC Rules and Regulations suggest that septic tanks be pumped on 3-to-5-year rotation, or sooner if necessary. FYI: To prevent a backup of sewage resulting in an interruption in service, periodic removal, and cleaning of effluent strainer is also recommended (see page 10 for additional information and pictures).



SYSTEM INSPECTION REPORT:

On-site Wastewater Inspection

Feet from Foundation: <i>NC Code (No Less than 5 Feet)</i>	☒ 16 Feet 6 Inches		
Is Foundation of home an encroachment?	☒ No		
Feet from Driveway? (Tank) <i>NC Code (No Less than 5 Feet)</i>	☒ Non-applicable		
Is Deck an encroachment?	☐ Yes	☒ No	☐ Non-applicable
Feet from well if applicable: <i>NC Code (No Less than 50 feet)</i>	☒ Non-applicable		
Community water or county water available?	☒ Yes	☐ No	☐ Could not Confirm
Feet from main water line if applicable: <i>NC Code (No Less than 10 Feet)</i>	☒ 10 Plus Feet ☐ Less Than 10 Feet		☐ Non-applicable
Is there an irrigation system?	☐ Yes	☐ No	☒ Non-applicable
Distance tank is located from property line: <i>NC Code (No Less than 10 Feet)</i>	☒ 10 Plus Feet ☐ Less Than 10 Feet		☐ Non-applicable
Were property lines flagged?	☐ Yes	☒ No	☐ Non-applicable
Average depth of tank below finished grade?	☒ 8 to 10 Inches		☐ Non-applicable
Were Risers present?	☒ Yes (Both the Inlet and Outlet Openings)		
Type of Riser (material used)?	☒ Concrete		
Condition of inlet riser lid?	☒ OK		
Condition of inlet riser base?	☒ OK		
Condition of outlet riser lid?	☒ OK		
Condition of outlet riser base?	☒ OK (However, Resealing Base is Recommended)		
Condition of inlet access tank lid?	☒ Broken (Repair or Replace)		
Condition of inlet access lid handle?	☒ Metal Handle (OK)		
Condition of outlet access tank lid?	☒ OK		
Condition of outlet access lid handle?	☒ Metal Handle (OK)		
Condition of center baffle wall lid?	☒ Non-applicable		
Condition of baffle wall handle?	☒ Non-applicable		
Condition of baffle wall?	☒ OK		
Were stress cracks present?	☒ Risers were Present (No Cracks were Visible)		
Does tank have an outlet baffle tee?	☒ Yes		
If baffle tee is present, what type of tee?	☒ PVC		
Condition of outlet baffle tee? (PVC)	☒ OK (Functional)		
Should existing tee be replaced with pvc tee?	☒ PVC Tee is Present		
Should effluent strainer/filter be installed?	☒ Effluent Strainer/Filter is Present		
Condition of filter/strainer if present?	☒ OK		
Are roots present in tank?	☒ No Roots Were Present		
Does tank appear to be watertight?	☒ Yes		
Water level in tank relative to tank outlet?	☒ Tank was pumped at time of inspection		
Single chamber tank with no baffle wall?	☒ No (Existing Tank is Double Chamber Tank)		

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SYSTEM INSPECTION REPORT:

<i>Is leakage suspected?</i>	☒ No
<i>Is concrete etching present at static water line?</i>	☒ Yes (Normal Age-related)
<i>Is interior corrosion present?</i>	☒ Normal Age-related Corrosion Present
<i>Evidence of multiple inlet wastewater pipe connections?</i>	☒ None Were Visible
<i>Inlet wastewater supply pipe visible?</i>	☒ Yes
<i>Outlet wastewater supply pipe visible?</i>	☒ Yes
<i>Inlet primary chamber floating scum measurement?</i>	☒ Non-applicable (Pumped)
<i>Inlet primary chamber bottom sludge measurement?</i>	☒ Non-applicable (Pumped)
<i>Outlet secondary chamber floating scum measurement?</i>	☒ Non-applicable (Pumped)
<i>Outlet secondary chamber bottom sludge measurement?</i>	☒ Non-applicable (Pumped)
<i>Date tank was last pumped (if known)?</i>	☒ Recently
<i>Should tank be pumped at this time?</i>	☒ Non-applicable
<i>If single chamber tank, average sludge, and scum depth?</i>	☒ Non-Applicable

3313 Corsham Drive
Apex, NC 27539

Summary of overall system condition:

At time of inspection, a copy of the septic permit from the Wake County Department of Environmental Health was available. Installation of septic tank, distribution device and nitrification area appear to be as shown on permit from County. Risers were present on both the inlet and outlet access openings. Septic tank is located approximately 16 feet 6 inches from foundation which meets the 5 feet minimum required separation distance between a septic tank and homes built over a crawl space or basement. Septic tank was pumped following the inspection. A visual inspection of the interior walls above the remaining effluent liquid level did not reveal any cracks or excessive corrosion. Septic tank is a double chamber tank with interior dividing baffle wall. Visual inspection of exposed areas of baffle wall also did not reveal any cracks. Inside/outside measurements confirmed the size of the septic tank to be approximately **1,200 gallons**.

Septic Tanks installed **before**, January 01, 1999, are manufactured with a pre-cast concrete outlet baffle tee. Outlet baffle tees are designed to restrict the movement of surface scum, mixed solids, and sludge from tank area to nitrification field. Because of the corrosion and deterioration, original concrete outlet baffle tee has been replaced with a PVC sanitary tee with effluent strainer. For your information, it is not uncommon to retrofit older tanks with this upgraded improvement when original precast tees are no longer functioning. Effluent strainer was removed, cleaned, inspected and re-inserted. Invert of inlet wastewater supply line and invert of outlet wastewater supply line appear to be installed at the correct height. Approximately 20 gallons of water was added to the outlet pipe to observe liquid flow from tank to the distribution box. Distribution box was located, uncovered and inspected. Effluent flow from box to nitrification field was confirmed. Nitrification field was located, and a visual inspection was performed. Existing nitrification field consists of two (2) lines installed over gravel aggregate laterals approximately 200 feet in length. Probing confirmed the depth; however, the length or exact configuration of lines was not confirmed.

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SYSTEM INSPECTION REPORT:

3313 Corsham Drive
Apex, NC 27539

Septic systems are subterranean, therefore, without exposing the actual nitrification lines and the soil absorption area beneath the lines it is impossible to make an accurate assessment of their overall condition, especially in systems that are of this age. Caution should be observed to discourage vehicular traffic or disturbing the soil in and around the nitrification field and the adjoining designated repair area. A copy of the Septic Permit was available at time of inspection. Operation permit dated, **11-23-1993**, issued by the Wake County Department of Environmental Health verified the size of tank (**1,200 gallons**), the number of permitted bedrooms (**4**), and confirmed the length and depth of nitrification lines (**2**), in addition to the exact location of the designated repair area.

For your information:

Per MLS, Zillow, Realtor.com and permit, subject property is listed as a 4 bedroom home. Systems permitted for 4 bedrooms are designed to allow 480 gallons of (ATAR gpd/ft) long-term acceptance rate/gallons per day/sq/ft of nitrification area making this system adequate in size for this property. Property lines were not flagged at time of inspection, therefore, the setback distance for nitrification lines could not be conclusively determined. Nitrification lines do appear to be greater than the 10-foot minimum required separation distance from adjoining property, however, the exact distance could not be confirmed. There was no evidence of any effluent seepage from the past or present at tank or the nitrification soil absorption area.

Routine maintenance is recommended. Septic tank, should be pumped and cleaned on a 3-to-5-year rotation or sooner if needed, in addition to removing and cleaning the effluent strainer when soiled. Periodic inspections of the distribution boxes should also be done so that any additional accumulation of sand, sludge, or the infiltration of roots can be removed. It is recommended to avoid planting shrubbery or large trees around septic systems. Roots from trees can infiltrate septic tanks and cause irreversible damage. Trees or shrubbery should not be planted in or around the nitrification field. Excessive root growth can penetrate the orifices and contribute to nitrification lines not functioning at their full capacity. It is always recommended to properly maintain the vegetation growth over nitrification areas.

Planting appropriate vegetation over the drain field is key to allowing a septic system to properly treat household wastewater and ensure the safety of your family and the environment. Caution should be observed when watering the area directly over the nitrification lines. Excessive watering in some cases can cause nitrification field to become oversaturated and restrict the flow of effluent. Continuous drips of water into septic systems from leaking faucets or flappers on commodes can contribute to the oversaturation of nitrification ditches resulting in system malfunctioning. Gutters downspouts should always be diverted away from nitrification areas, in addition, all permanent structures should be a minimum of 5 feet from any or all portions of a septic tank and its connecting nitrification lines.

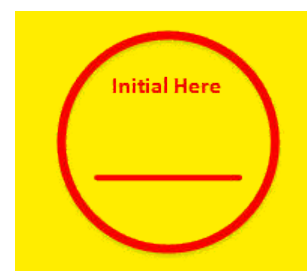
Food waste disposal systems are not recommended in homes that are on septic systems. Garbage disposals increase the need for routine pumping. Eggshells, bones, and vegetables do not digest well and add more sludge to the tank. Baby or adult wipes, female hygiene products, plastics, and all non-biodegradable materials, should not be introduced to septic systems. Do not use sinks or toilets as trashcans.

SYSTEM INSPECTION REPORT:

3313 Corsham Drive
Apex, NC 27539

Dumping cooking oil, paper towels, household chemicals, paint, kitty litter, coffee grounds or even cigarette butts into sinks or toilets will increase the sludge layer in the tank resulting in the tank requiring more frequent pumping maintenance.

FYI: If a water softener is present or if one is installed in the future, it is recommended that the backwash water from the softener not be discharged directly into the wastewater dispersal system. In addition, the backwash should also not be discharged on the ground in and around the septic tank and the nitrification soil absorption area. These items have been linked directly to systems that have failed earlier than their normal life expectancy.



SUGGESTED REPAIR ITEM:

3313 Corsham Drive
Apex, NC 27539

- 1). The inspection of the inlet access opening discovered that septic tank inlet lid was broken. When removed for pumping the corner separated. It is recommended that lid be replaced.

Damaged Riser:

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SUGGESTED IMPROVEMENT ITEM:

3313 Corsham Drive
Apex, NC 27539

- 2). To prevent the infiltration of ground water, dirt, sand, in addition to insects, re-sealing the base of outlet secondary chamber access riser to the top of septic tank with the appropriate cement sealant is recommended.

Re-seal Riser:



Example of Sealed Riser:



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FUTURE PUMPING MAINTENANCE:

3313 Corsham Drive
Apex, NC 27539

- 3). When the combined depth of surface scum, mixed solids, and sludge reaches 25 to 30 percent of the liquid holding capacity it is recommended that both compartments of tank be pumped and cleaned. NC Rules and Regulations suggest that septic tanks be pumped on 3-to-5-year rotation, or sooner, if necessary. FYI: To prevent a backup of sewage resulting in an interruption in service, periodic removal, and cleaning of effluent strainer is also recommended.

Subject Septic Tank (Inlet Primary Chamber):



Outlet Secondary Chamber (Effluent Strainer):



Initial Here

SUGGESTED IMPROVEMENT ITEM:

3313 Corsham Drive
Apex, NC 27539

Nitrification field was located, and a visual inspection was performed. Existing nitrification field consists of two (2) lines installed over gravel aggregate laterals approximately 200 feet in length. Probing confirmed the depth; however, the length or exact configuration of lines was not confirmed. Septic systems are subterranean, therefore, without exposing the actual nitrification lines and the soil absorption area beneath the lines it is impossible to make an accurate assessment of their overall condition, especially in systems that are of this age. It is always recommended to properly maintain the vegetation growth over nitrification areas. Planting appropriate vegetation over the leaching field is key to allowing a septic system to properly treat household wastewater and ensure the safety of your family and the environment. Caution should also be observed when watering the area directly over the nitrification lines. Excessive watering, in some cases, can cause nitrification field to become oversaturated and restrict the flow of effluent.

Nitrification Area (Diagram of lines may not be exact):



Initial Here

FOR YOUR INFORMATION:

3313 Corsham Drive
Apex, NC 27539

No warranties or opinions are hereby given, written, or expressed otherwise, as to the past or future performance of the on-site wastewater system described herein. Septic systems are subterranean; therefore, it is impossible to determine their overall condition. This report comments on the condition of the system on the day of inspection only. For your information, the condition of this septic system can be altered by factors such as excessive rainfall, heavy water usage, faulty plumbing, physical damage, in addition to neglect. NC Septic Inspections makes no assurance for the continued performance of this or any on-site wastewater system. This on-site wastewater inspection is a presentation of system facts in place on the date of inspection and is not intended for use in negotiating a sale price. If this system or its components malfunction at any time during occupancy, a local Service Provider should be contacted so immediate repairs can be made. If at any time there is evidence of surfacing waste around septic tank or evidence of surfacing effluent over the nitrification field, the local Environmental Health Department should be notified so the appropriate permits can be issued, and immediate repairs can be made. Proper care and maintenance of a septic system will save time and money while also providing protection to our environment.

Helpful information pertaining to septic system management can be found on this North Carolina State University Web Site (www.soil.ncsu.edu).

Signature of Inspector: Robert McNeilly Date: June 25, 2026
NCOWCICB State License # 9250I
North Carolina Onsite Wastewater Contractor Inspector Certification Board

Report Prepared By: Venice D. Piner Date: June 29, 2026
Venice D Piner, Certified Inspector
NCOWCICB Certification #: 3434I



CONFIDENTIALTY NOTICE: This Septic Report contains information belonging to North Carolina Septic Inspec-

System Inspection Pictures

Page 1

Location of Tank:



Distance to Distribution Box:



Inlet Access Opening:



Outlet Access Opening:



Pumping Tank:



Charging System:



Initial Here

System Inspection Pictures

Page 2

Cleaned Effluent Strainer:



Distribution Box (Lid):



Distribution Box (Loading):



Nitrification Area:



(Additional Pictures are Available if Requested)

Initial Here

Environmental Services - Water Quality
Onsite Wastewater Scan Data Entry Form

PERMIT #: C 0 1 6 2 6 4

PIN #: 0 7 7 0 5 5 3 4 0 0

OP DATE: 1 1 / 2 3 / 1 9 9 3

SYSTEM USE:

- ☒ House
☐ Mobile Home
☐ Business
☐ Other

SEWAGE TYPE:

- ☒ Domestic
☐ Industrial

PUMP/SIPHON?:

- ☐ Yes
☒ No

PRESSURE MANIFOLD:

- ☐ Yes
☒ No

SYSTEM TYPE:

- ☐ I
☒ II
☐ III
☐ IV
☐ V
☐ VI
☐ Other

SUB TYPE:

- ☒ A
☐ B
☐ C
☐ D
☐ E
☐ F
☐ G

NBR BEDROOMS:

- ☐ 1
☐ 2
☐ 3
☒ 4
☐ 5
☐ 6
☐ Other

MAINT. SCHEDULE:

- ☐ Yes
☒ No

CERT. OPERATOR

- ☐ Yes
☒ No

GT	ST	PT	SIZE
☐	☐		750
☐	☐	☐	900
☐	☐	☐	1,000
☐	☒	☐	1,200
☐	☐	☐	1,500
☐	☐	☐	1,800
☐	☐	☐	2,100
☐	☐	☐	2,500
☐	☐	☐	3,000
☐	☐	☐	4,000
☐	☐	☐	5,000
☐	☐	☐	8,000
☐	☐	☐	10,000
☐	☐	☐	Other
☒		☒	None/NA GT or PT

DRAINFIELD SIZE(SQ. FT.)

0 1 2 0 0

DRAIN TYPE:

- ☒ Stone
☐ EZ Flow
☐ Infiltrator
☐ Biodiffuser
☐ Cultec
☐ Drip
☐ Hancor
☐ Large Dia. Pipe
☐ Multi-Pipe
☐ Other

MAX DEPTH (IN.):

- ☐ 12 in. or less
☐ 18 in. or less
☒ 24 in. or less
☐ 26 in. or less
☐ 28 in. or less
☐ 30 in. or less
☐ 32 in. or less
☐ 36 in. or less
☐ Other

STONE DEPTH (IN.):

- ☐ 8 in. or less
☒ 12 in. or less
☐ 18 in. or less
☐ 24 in. or less
☐ Other

TRENCHES:

- ☒ Individual
☐ Bed

TRENCH WIDTH (IN.):

- ☐ 12 in. or less
☐ 18 in.
☐ 24 in.
☒ 36 in.
☐ 6 ft. or less
☐ 9 ft. or less
☐ Other

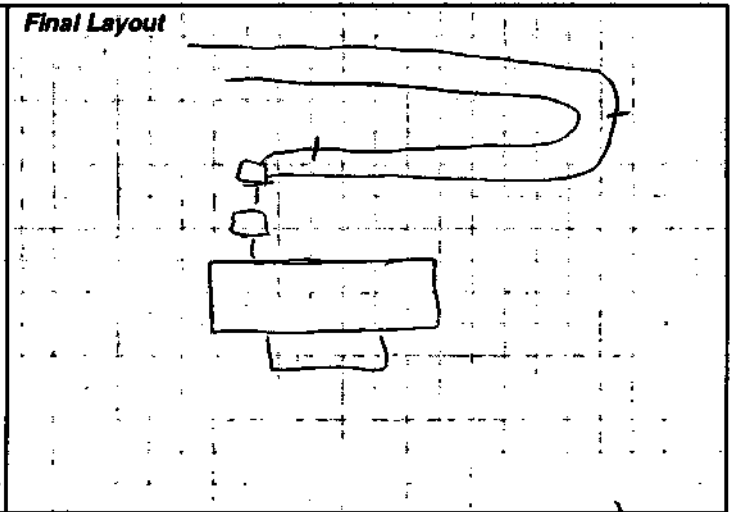
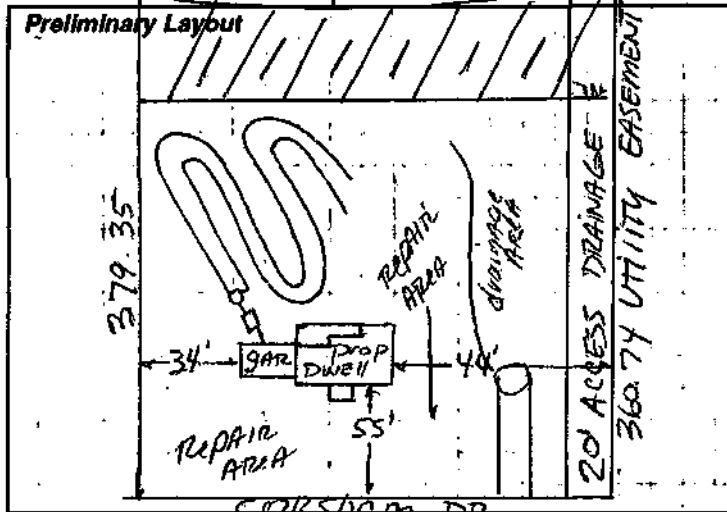
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TW

WAKE COUNTY HEALTH DEPARTMENT WELL AND SEWAGE SITE, LOCATION PERMIT
 ALL PERMITS VOID 60 MONTHS FROM DATE OF ISSUANCE

Tax Map No. 699 Parcel No. 293 Improvement Permit
 Zoning WAKE Township Swift Creek Well Permit No. **C 16264**
 Owner/Contractor: CAMERON HOMES, INC Operation Permit []
 Location/Address: 3313 Corsham Dr. Date: 12-28-92
401 S to 1010 to 2 Corsham Dr S.R. # 1010

Subdivision Name: Sedge Moor Lot No. 6 Section or Block No. _____



Sewage System Specifications

Repair [] Original Permit No. _____
 Garbage Disposal Unit Yes [] No ☒
 House ☒ Mobile Home [] Business []
 No. of Bedrooms 4 Lot Area R 40W
 Size of Tank 1200 gal.

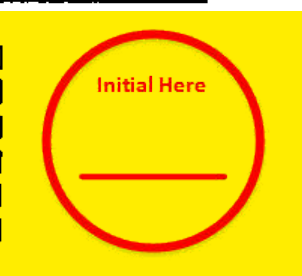
Nitrification Line 1200 2(200'X3') sq. ft.
 Depth of Stone: 12" ☒ Max Depth of Trenches: 24 in.
 Riser and Baffle Required ☒ Pump Required []
 Permit void if not in compliance with zoning regulations
 Permits may be voided if site is altered or intended use changed
 Layout by: Vincent J. Manzi

Comments: plumb stub out must come out of garage floor footing, keep as high as possible. Follow longest contour as far as possible.
 Date: 11-23-93 Installed By: ATKINS GRADING Approved By: Ron Dudley

Well System
 Individual [] Semi-Public [] Public ☒
 New [] Replacement [] Repair ☒
 Fee Paid: Yes [] No []
 Construction Compliance Yes [] No []
 Site Approved [] []
 Well Head Approved [] []
 Grouting Approved [] []

Final Inspection

	Yes	No
Required Slab	[]	[]
Chlorinated	[]	[]
Required Certificate	[]	[]
Variance (Explain)	[]	[]
WCHD I.D. Affixed	[]	[]
Sample Collected	[]	[]



Date Inspected _____ Sanitarian _____
Bacteriological Results
 Initial Sample: _____ Date: _____
 * Re-Sample #1 _____ Date: _____
 * Re-Sample #2 _____ Date: _____
 * Re-chlorination as required [] Yes [] No
 * Fees for all resamples
 All checks payable to: **Wake County Health Department**

Comments: _____
 Well Installed By: _____
 Date System Finalized _____ Sanitarian _____

This report is based in part on information provided by the homeowner or his/her representative in the application submitted for this permit. The sanitarian is not responsible for false or misleading information contained in the application. The sanitarian is also not responsible for concealed conditions on the property or for statements in this report that may have resulted from false or misleading statements provided to him in the application. Neither Wake County nor the sanitarian warrants that the septic tank system will continue to function satisfactorily in the future or that the water supply will remain potable.

Registered Land Surveyor

- E- = OVERHEAD ELECTRIC LINE
LP = LIGHT POLE, PP = POWER LINE
CP = CARPORT, PK = MASONRY HAIL
PL = PROPERTY LINE, MH = MANHOLE
PM = PRELIMINARY MAP
LBS = LOCATION BY SCALE
CL = CHAIN LINK, WD = WOOD
C = CHIMNEY, & = ELECT. TRANSFORMER
- - - = RECORDED BUILDING ENVELOPE
L = ARC LENGTH, CH = CHORD LENGTH

$\rho_{\text{LOT}} = 7.01$

March 7. Section

RECORDED FLOOD HAZARD SOILS (LBS)

AREA= 1.079 AC.

Zoning R4000 By KAS
 Approve ✓ Date 2-26-10
 Revise _____ Use 434
 Reject _____ MBL 101A
 Front 30 Rear 30
 Side (5) 15 Corner _____
 Comments _____

DECK & SCREEN FORM
ADDITION.

Changed to
62'6" on site

1437.27 TO
TEN - TEN ROAD

Signature of the Agent or Authorized Agent

SD R/W

SURVEY FOR

CAMERON HOMES, INC.

WAKE COUNTY, NORTH CAROLINA

NOTE: LOT NOT SURVEYED THIS DATE

DATE: 02 FEBRUARY 1993

TOWNSHIP: SWIFT CREEK

SCALE: 1" = 60'

AL PRINCE & ASSOCIATES, P.A.
ENGINEERS - SURVEYORS - PLANNERS

LOT 6



Well Inspection Report

File #: 2000001-29177

Client: NEI Global Relocation

Homeowners:
Robert Mc Kernie
3313 Corsham Dr
Apex, NC 27539

Age of Property
32

Occupied: Yes

Inspection Co:
GlobeSpec
370 S Main Place
Carol Stream, IL 60188

Inspection Date: 07/02/2026 Time: 10:00 a.m Persons present during inspection: Owners

Results: **CLEAR / NO REPAIRS NEEDED**

Comments:

The well evaluation found that all components were working properly. The well produced adequate flow and pressure during the inspection. No leakage was observed. No repairs are currently needed.

THIS REPORT EXCLUDES ALL OBSTRUCTED AND/OR SUBTERRANEAN PIPING AND CONNECTIONS.

The purpose of this inspection is to report the present "as is" and visible condition of the system and its related components.

1. Type of System:	☐ Private	☒ Community
2. Operation of pump:	☒ Satisfactory	☐ Unsatisfactory
3. Pump pressure range under 30 minute test:	psi	
4. Flow rate: 6 gpm	☒ Acceptable	☐ Not Acceptable
5. Is well head visible?	☐ Yes ☒ No	Type:
6. Water treatment system?	☒ Yes ☐ No	Type:
7. Water filter?	☒ Yes ☐ No	
8. Water sample taken?	☒ Yes ☐ No	Sent to lab? ☒ Yes ☐ No

Inspected by: Signature on file

Date: July 2, 2026

This report was prepared for the exclusive use of a relocation company and the seller's employer. This report is not intended as a substitute for a prospective purchaser of the subject property obtaining their own inspection from an independent inspector of their choice. This report is neither assignable to nor assumable by any third party and should not be relied upon by any party other than the relocation company and/or seller. This report is neither a representation of lender requirements nor is it a representation of the marketability or insurability of this property.

Buyer(s) Initial Here _____

Photo Attachments



Address



Community well house



Community well house



Community well tank

Initial Here

Photo Attachments



Water softener



Water softener

PHOTOS

These pictures are intended to facilitate the understanding of the defects cited in the Property Assessment Report. They are a sample representation and may not include all of the deficiencies cited in the body of the report.

Buyers Initial Here _____



Wake County Water Quality Laboratory

200 Swinburne St., Raleigh, NC 27610

(919) 250-4437 Certification #37503

WS-174968-2026 3313 Corsham Dr

dbknox@earthlink.net

Collection Date: 07/02/2026

Collection Time: 10:15 AM

Collection Point: house - first draw

Collected By: Knox

Lab Number: 26070205-01

Parameter	Result	Units	Limits for Drinking Water *
Metals			
Lead	< 3.00	ug/L	EPA MCL 15 µg/L

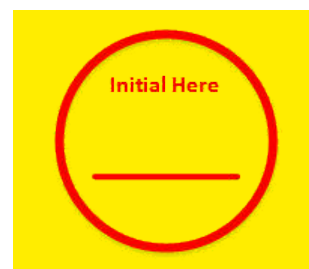
Report Date: 07/06/2026

Submitted By: *Kimberly Trossman*

Kimberly Trossman

Environmental Health Manager

* Limits are EPA Safe Drinking Water Standards and/or North Carolina 2L Standards.





Wake County Water Quality Laboratory

200 Swinburne St., Raleigh, NC 27610

(919) 250-4437 Certification #37503

WS-174968-2026 3313 Corsham Dr

dbknox@earthlink.net

Collection Date: 07/02/2026

Collection Time: 10:15 AM

Collection Point: house

Collected By: Knox

Lab Number: 26070205-02

Parameter	Result	Units	Limits for Drinking Water *
Coliforms			
E. coli	Absent		Absent
Total coliform	Absent		Absent
Metals			
Lead	< 3.00	ug/L	EPA MCL 15 µg/L
Nitrate			
Nitrate	< 1.00	mg/L	EPA MCL 10 mg/L
Nitrite			
Nitrite	< 0.10	mg/L	EPA MCL 1 mg/L

Report Date: 07/06/2026

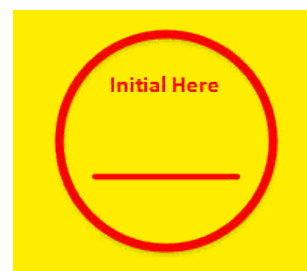
Submitted By:

Kimberly Trossman

Kimberly Trossman

Environmental Health Manager

* Limits are EPA Safe Drinking Water Standards and/or North Carolina 2L Standards.





NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: **3313 Corsham Dr, Apex, North Carolina 27539**

Owner's Name(s): **Robert D McKernie Kayla McKernie**

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.

Buyers Initials

DS
NEI by SD

Owner Initials

R D M

Buyers Initials

Owner Initials

K M



Prepared with Sellers Shield

REC 4.22

REV 5/24

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?			☐											
1994														
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?			☒											
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		NA	Yes	No	NR		NA	Yes	No	NR
Foundation	☐	☐	☒	☐	Windows	☐	☐	☒	☐	Attached Garage	☐	☐	☒	☐
Slab	☒	☐	☐	☐	Doors	☐	☐	☒	☐	Fireplace/Chimney	☐	☐	☒	☐
Patio	☐	☐	☒	☐	Ceilings	☐	☐	☒	☐	Interior/Exterior Walls	☐	☐	☒	☐
Floors	☐	☐	☒	☐	Deck	☐	☐	☒	☐	Other:	☒	☐	☐	☐

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

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			☐
☐ Furnace [# of units] Year: ☒ Heat pump [2 # of units] Year: 2025 ☐ Baseboard [# of units] Year: ☐ Other: Year:			
B4. What is the dwelling's cooling system? (Check all that apply; indicate the year of each system manufacturer):			☐
☒ Central Forced Air Year: 2025 ☐ 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: **2024** ○ 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):

(C5 Septic System) Broken lid - repair is scheduled

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:

Buyers Initials NA Yes No NR
Buyers Initials NEI by SD

Owner Initials NA Yes No NR
Owner Initials R D M
Owner Initials K M

NA Yes No NR
 Prepared with Sellers Shield

NA Yes No NR
REC 4.22
REV 5/24



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

	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):

(E4) Aqua has a utility easement on the side of our property.

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?	☐	☒	☐
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?	☐	☒	☐

Buyers Initials

DS

NEI by SD

Owner Initials

R D M

Buyers Initials

Owner Initials

K M



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.

Explanation 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, judgements, 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 questions in Section G (identify the specific question for each explanation):

Buyers Initials

 NEI by SD

Owner Initials

R D M

Buyers Initials

Owner Initials

K M



Prepared with Sellers Shield

REC 4.22

REV 5/24

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) Sedgemoor HOA whose regular assessments ("dues") are \$ 175 per year.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: Steven Ganthner 3416 Corsham Dr. 919.740.6751
Apex, NC 27539

b. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____.

The name, address, telephone number, and website of the president of the owners' association 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 judgements 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 judgement, or existing or alleged violation: _____

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

☐ ☐ ☒

If "yes", state the nature of each unsatisfied judgement 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: Robert D McKernie Date 07-28-2026

Owner Signature: Kayla McKernie Date 07-28-2026

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

DocuSigned by: NEI Global Relocation by Staci Dome Date 8/4/2026

207E6BAA2A5B497...
Buyer Signature: _____ Date _____





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

Instructions to Property Owners

- 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.
- 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.
- 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
^{DS} NEI by SD Buyer Initials 1. Mineral rights were severed from the property by a previous owner.	☐	☒	☐
^{DS} NEI by SD Buyer Initials 2. Seller has severed the mineral rights from the property.	☐	☒	
^{DS} NEI by SD Buyer Initials 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
^{DS} NEI by SD Buyer Initials 4. Oil and gas rights were severed from the property by a previous owner.	☐	☒	☐
^{DS} NEI by SD Buyer Initials 5. Seller has severed the oil and gas rights from the property.	☐	☒	
^{DS} NEI by SD 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: **3313 Corsham Dr, Apex, North Carolina 27539**

Owner's Name(s): **Robert D McKernie, Kayla McKernie**

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 Robert D McKernie Date 07-28-2026 ,

Owner Signature Kayla McKernie Date 07-28-2026 ,

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).

Purchaser Signature NEI Global Relocation by Staci Dome Date 8/4/2026 ,

Purchaser Signature 207E6BAA2A5B497... 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: 3313 Corsham Drive, Apex, NC 27539

Owner's Name(s): NEI Global Relocation

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

NEI by SD

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: _____ ☐ 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 questions 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 _____
Buyer Initials _____ Owner Initials _____

DS
NEI by SD

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			
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 _____
Owner Initials _____
DS
NEI by SD _____

	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

Buyer Initials

Owner Initials

DS

NEI by SD

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: DocuSigned by:
NEI Global Relocation by Staci Dome
207E6BAA2A5B497... Date 8/4/2026

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
Buyer Initials 1. Mineral rights were severed from the property by a previous owner.	☐	☐	☐
Buyer Initials 2. Seller has severed the mineral rights from the property.	☐	☐	
Buyer Initials 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☐	
Buyer Initials 4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☐
Buyer Initials 5. Seller has severed the oil and gas rights from the property.	☐	☐	
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: 3313 Corsham Drive, Apex, NC 27539

Owner's Name(s): NEI Global Relocation

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: NEI Global Relocation by Staci Dome Date 8/4/2026, 207E6BAA2A5B497...

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 _____, _____

Exhibit 1

Buyer understands that Seller is a relocation management company and has never physically occupied the property; therefore, Buyer should satisfy themselves as to the condition of the property prior to closing. Seller makes no representations or guarantees, expressed or implied, as to the condition of the property. Any property inspections received by NEI Global Relocation Company are attached to and referenced in NEI Global Relocation Company's Inspection Disclosure Addendum.

Buyer's Signature

Date

Buyer's Signature

Date



Stewart Title Guaranty Company – Relocation Services
1360 Post Oak Blvd., Suite 100, MC # 11-16
Houston, TX 77056

CLOSING AGENT INFORMATION

Staci Dome
NEI Global Relocation Company
2707 North 118th Street
Omaha, NE 68164

RE: Your File No.: 2000001-29177
Transferee: Robert D. McKernie and Kayla Priestley NKA Kayla McKernie,
husband and wife
Property Address: 3313 Corsham Drive
Apex, NC 27539

LISTED BELOW IS THE CLOSING AGENT INFORMATION FOR THE ABOVE REFERENCED FILE.

Agent ID No. 2192774
Company or Firm Moore & Alphin, PLLC
3733 National Drive, Suite 100
Raleigh, NC 27612
Contact: Amanda Palmer
E-Mail amanda@moorealphin.com
Phone (919) 787-8812
Fax (919) 787-3312
File No. 26000201236

Should you have any questions regarding the information above, please contact Megan Williamson, National Relocation Coordinator at (713) 345-1469 or megan.williamson@stewart.com.

