

Property Disclosure Statement



This Offerpad Property Disclosure Statement ("Disclosure") contains important information about the Property. Review it carefully and verify all information. It is important to remember that Offerpad, its agents and representatives, have never occupied the Property and there are likely facts about the Property that Offerpad does not know. Offerpad does not guarantee the physical condition of the Property and you should not rely solely on this Disclosure or any other reports or disclosures provided by Offerpad. A general physical home inspection does not cover all aspects of the Property. You should thoroughly investigate the condition of the Property personally and with professionals of your choosing.

PROPERTY AND OWNERSHIP

Property Address: 8508 Averell Court, Raleigh, North Carolina 27615 ("Property").

- | | YES | NO | |
|---|-------------------------------------|-------------------------------------|---|
| 1 | ☐ | ☒ | Are you aware of any disputes regarding the Property? |
| 2 | ☐ | ☒ | Are you aware of any unrecorded easements, lot line disputes, or encroachments? |
| 3 | ☒ | ☐ | Are you aware of any issues related to permits or code violations? |

BUILDING INFORMATION

- | | YES | NO | |
|--|--------------------------|-------------------------------------|--|
| 4 | ☐ | ☒ | Are you aware of any past or present roof problems? |
| 5 | ☐ | ☒ | Are you aware of any roof repairs? |
| <hr/> | | | |
| 6 | ☐ | ☒ | Are you aware of any past or present cracks or settling to the foundation or slab? |
| 7 | ☐ | ☒ | Are you aware of any repairs to the foundation or slab? |
| <hr/> | | | |
| 8 | ☐ | ☒ | Are you aware of any past or present damage caused by wood-destroying organisms? |
| 9 | ☐ | ☒ | Are you aware of any past or present treatment for wood-destroying organisms? |
| 10 | ☐ | ☒ | Are you aware of any other structural problems or repairs? |
| <hr/> | | | |
| 11 | ☐ | ☒ | Are you aware of any past or present water leaks? |
| <hr/> | | | |
| 12 | ☐ | ☒ | Are you aware of any previous water damage to the ceilings? |
| 13 | ☐ | ☒ | Are you aware of any past treatment for mold or possible mold |
| <hr/> | | | |
| Notice: Offerpad, its agents and representatives, are not experts in the field of mold. If mold is material to you, it must be investigated during the inspection period. | | | |
| 14 | ☐ | ☒ | Are you aware of any past or present animals in the Property? |
| 15 | ☐ | ☒ | Have you performed any treatments for odors? |

PERMITS AND APPROVALS

Improvements or alterations may have been made to the Property prior to Offerpad's purchase of the Property which may have required permits or association approvals. You should verify whether any permits or association approvals were required or obtained for the Property.

HVAC, PLUMBING AND POOL

- | | YES | NO | |
|----|-------------------------------------|-------------------------------------|---|
| 16 | ☐ | ☒ | Are you aware of any past or present problems with the heating or cooling system? |
| 17 | ☒ | ☐ | Are you aware of any repairs to the heating or cooling system? |
| 18 | ☐ | ☒ | Are you aware of the existence of polybutylene pipes? |
| 19 | ☐ | ☒ | Are you aware of the existence of galvanized pipes? |
| 20 | ☐ | ☒ | Are you aware of any past or present plumbing problems? |
-

- | | | | |
|----|-------------------------------------|-------------------------------------|---|
| 21 | ☒ | ☐ | Are you aware of any plumbing repairs? |
| 22 | ☐ | ☒ | Are you aware of any past or present problems with the swimming pool / spa? |
| 23 | ☐ | ☒ | Are you aware of any past or present problems with the pool equipment? |
| 24 | ☐ | ☒ | Are you aware of any repairs to the pool? |

Notice: Contact a professional to verify sewer connection.

ELECTRICAL AND OTHER SYSTEMS

- | | YES | NO | |
|----|--------------------------|-------------------------------------|--|
| 25 | ☐ | ☒ | Are you aware of any past or present problem with the electrical system? |
| 26 | ☐ | ☒ | Are you aware of any leased system on the Property? |
| 27 | ☐ | ☒ | Are you aware of any problem with a leased system on the Property? |

MLS INFORMATION

The information contained in any advertisement regarding the Property, including the information contained in the MLS, is believed to be reliable, but not guaranteed. If any information contained in the MLS is material to you, it must be verified during the inspection period.

ADDITIONAL EXPLANATIONS

3) Broker identified a variance between tax card sq ft and current measurements. Approx. 388 sq ft above the garage appears to

have been finished by a prior owner. No permit on file with City of Raleigh for this area 4) s 17) Replaced HVAC unit 21)

Replaced water heater

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SENT

08 / 07 / 2026

18:26:14 UTC-5

Sent for signature to Vaughn Bair (contracts@offerpad.com)
from contracts@offerpad.com
IP: 68.0.142.247



VIEWED

08 / 07 / 2026

18:26:19 UTC-5

Viewed by Vaughn Bair (contracts@offerpad.com)
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SIGNED

08 / 07 / 2026

18:26:28 UTC-5

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IP: 68.0.142.247



COMPLETED

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The document has been completed.