



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 106 Trellingwood Drive, Morrisville, NC 27560

Owner's Name(s): Steven O. McCraney, Dawn A. McCraney

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 SOA
Buyer Initials _____ Owner Initials DAA

SECTION A. STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: <u>April 28, 1999</u> If not owner-occupied, how long has it been since the owner occupied the property? _____	☒	☐	☐
A2. In what year was the dwelling constructed? <u>1999</u>			☐
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☒	☐	☐
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) ☒ Brick Veneer ☐ Vinyl ☐ Stone ☐ Fiber Cement ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Aluminum ☐ Wood ☐ Asbestos ☐ Other: _____			☐
A5. In what year was the dwelling's roof covering installed? <u>2016</u>			☐
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☒	☐
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☒	☐
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☒	☐
A9. Has the dwelling ever experienced damage due to a fire?	☐	☒	☐
A10. Have you ever filed a claim for fire damage to the dwelling with any insurance provider?	☐	☒	☐
A11. Is there a problem, malfunction, or defect with the dwelling's:			
NA Yes No NR			
Foundation ☐ ☐ ☒ ☐	NA Yes No NR		
Slab ☐ ☐ ☒ ☐	NA Yes No NR		
Patio ☐ ☐ ☒ ☐	NA Yes No NR		
Floors ☐ ☐ ☒ ☐	NA Yes No NR		
Windows ☐ ☐ ☒ ☐	NA Yes No NR		
Doors ☐ ☐ ☒ ☐	NA Yes No NR		
Ceilings ☐ ☐ ☒ ☐	NA Yes No NR		
Deck ☐ ☐ ☒ ☐	NA Yes No NR		
Attached Garage ☐ ☐ ☒ ☐	NA Yes No NR		
Fireplace/Chimney ☐ ☐ ☒ ☐	NA Yes No NR		
Interior/Exterior Walls ☐ ☐ ☒ ☐	NA Yes No NR		
Other: _____ ☐ ☐ ☒ ☐			

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

A3: Piers installed by Ram Jack in 2006, and additional piers installed by Carolina Foundation Solutions in 2021 to stabilize foundation (Additional Information available upon request) Masonry repair approx 2022 Added patio, no known permits. 2022 shower pan leak and replacement through insurance claim and subsequent remodel of primary bath, no known permits.

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)			☐
☒ Furnace [<u>2</u> # of units] Year(s): <u>2014, 2019</u> ☐ Heat Pump [_____ # of units] Year(s): _____			
☐ Baseboard [_____ # of units] Year(s): _____ ☐ Other: _____ [_____ # of units] Year(s): _____			

Buyer Initials _____ Owner Initials SAM
 Buyer Initials _____ Owner Initials DAM

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 [2 # of units] Year(s): ☐ Wall/Windows Unit(s) [# of units] Year(s): ☐ Other: [# of units] Year(s):

B5. What is the dwelling's fuel source? (Check all that apply)

☒ Electricity ☒ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☐ Other:
 Provider: Leased/Owned: Above/Below Ground: Year:

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

B4: Replaced Main 2014, Upstairs 2019

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: Rinnal

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):

C1: Private well used for irrigation only, installed in 2006

C3: Rinnal Tankless Water Heater (Gas) 2009

Buyer Initials _____ Owner Initials SOAL
Buyer Initials _____ Owner Initials DAA

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	NA	Yes	No	NR												
Attic fan, exhaust fan, ceiling fan	☐	☐	☐	☒	Irrigation system	☐	☐	☒	☐	Sump pump	☐	☐	☒	☐	Garage door system	☐	☐	☒	☐
Elevator system or component	☒	☐	☐	☐	Pool/hot tub /spa	☒	☐	☐	☐	Gas logs	☐	☐	☒	☐	Security system	☐	☐	☒	☐
Appliances to be conveyed	☐	☐	☒	☐	TV cable wiring or satellite dish	☒	☐	☐	☐	Central vacuum	☐	☐	☐	☒	Other:	☐	☐	☐	☐

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

Central VAC system installed but not used (as is)

Intercom System installed but not used (as is)

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):

E1: Drainage System installed/reworked (see attached)

E3: See page 2/Explanations under Section A

E4: Drainage Easement (see attached land survey)

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 SAM
 Buyer Initials _____ Owner Initials DAN

	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):

F4: See RDU aircraft noise notification and map

Railroad track close to neighborhood

**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 questions in Section G (identify the specific question for each explanation):

G3: Covenants

Buyer Initials _____ Owner Initials SBM
 Buyer Initials _____ Owner Initials DM

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) <u>Preston Community Association</u> whose regular assessments ("dues") are \$ <u>450</u> per year _____ The name, address, telephone number, and website of the president of the owners' association or the association manager are: <u>CAS, Inc 919-367-7711</u>	☒	☐	☐
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 assessments 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: <u>TBD by HOA at closing</u>	☐	☐	☒
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.

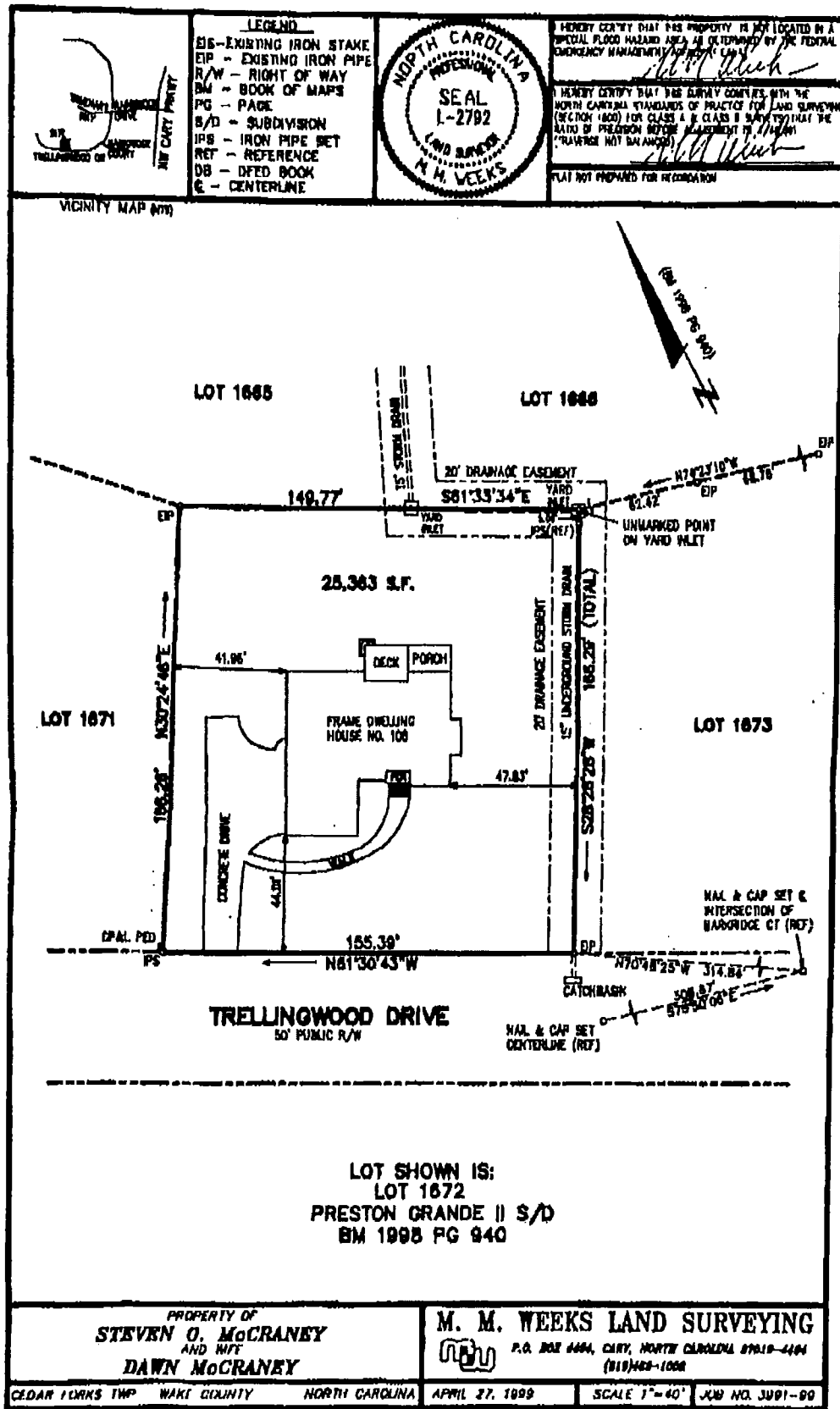
Owner Signature: Steven D McRaney Date 9/25/2026 | 8:55 AM PDT
Signed by: 614B7F5C39FE4C4...

Owner Signature: Dawn A McRaney Date 9/25/2026 | 11:32 AM EDT
Signed by: 53A0E5A3D1F84E2...

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 _____



AIRCRAFT NOISE NOTIFICATION

Dear Property Owner:

You are listed by the Wake County Tax Office as the owner of a parcel of land located within the general area surrounding Raleigh-Durham International Airport (RDU) that is exposed to average aircraft noise levels which exceed typical ground-based, or background, noise. The map displays that area and shows contours of equal average aircraft noise exposure associated with current flight operations at the airport. Sites closer to the airport are exposed to higher average noise levels than those farther away.

The purpose of this notice is to advise you that exposure to aircraft noise may affect the usability of some land for certain types of noise sensitive uses, including residential use. Persons who are sensitive to aircraft noise should satisfy themselves before buying the property that exposure to such noise will not materially affect their ability to use and enjoy land whose purchase they may be considering.

The Raleigh-Durham Airport Authority has and, upon request, will provide information which may be helpful to property owners and prospective purchasers in assessing the likely effect of aircraft noise on the use of land they own or are considering purchasing.

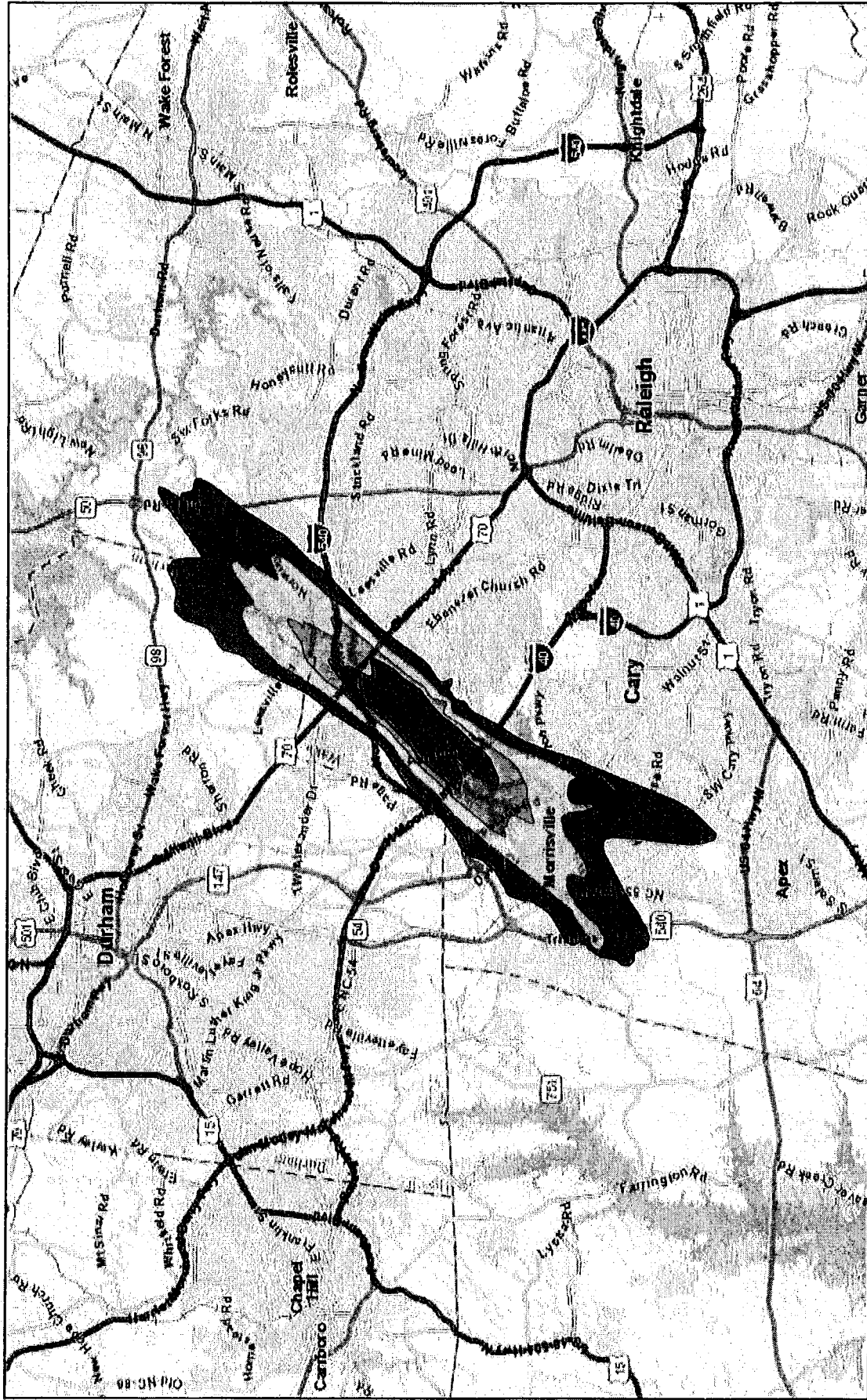
You also are advised that the "Residential Property Disclosure Act" (N.C.G.S. Chapter 47E) was enacted by the North Carolina General Assembly and became effective January 1, 1996. That law requires the owners of residential real property to disclose to prospective purchasers the existence of certain conditions associated with the property no later than the time an offer to purchase, exchange or option the property is made, or an option to purchase the property pursuant to a lease with an option to purchase is exercised.

Among the conditions that must be disclosed to and acknowledged by the prospective purchaser are any notice from any governmental agency affecting the property. The Airport Authority is a governmental agency. **THIS NOTICE SERVES AS YOUR NOTICE OF POTENTIAL AIRCRAFT NOISE IMPACT UPON YOUR PROPERTY AND SHOULD BE DISCLOSED TO ALL PROSPECTIVE PURCHASERS WHO MAY BE CONSIDERING USE OF THE PROPERTY FOR A RESIDENTIAL PURPOSE.**

For additional information or if you have questions or need assistance, please call the RDU Noise Officer at 919-840-2100, ext. 3 between 9:00 a.m. and 5:00 p.m. Monday-Friday or view the noise web site at www.rduaircraftnoise.com or write to:

Noise Officer
Raleigh-Durham Airport Authority
P. O. Box 80001
RDU Airport, North Carolina 27623-0001

RDU Composite Noise Contours



9/8/2026

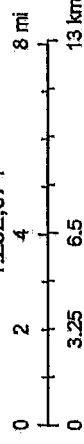
NOISE CONTOURS

- 55 - Average Daily Decibels
- 60 - Average Daily Decibels

- 65 - Average Daily Decibels
- 70 - Average Daily Decibels

World_Street_Map

1:292,074



Town of Cary, State of North Carolina DOT, Esri, HERE, Garmin, NGA, USGS, NPS

INVOICE

Date: 12/31/2021

Invoice # 1885

A. Gomez Landscaping

22 HORNES WAY

YOUNGSVILLE, NC 27598

919 761-4260 Fax 919 556-0180

agomezlandscaping1@gmail.com

TO Steve McCraney

106 Trellingwood Dr

Morrisville, NC 27560

DESCRIPTION	UNIT PRICE	LINE TOTAL
700 sq feet patio and walkway, 2000 sq feet of fescue sod, 100 feet of French drain, 150 feet of solid pipe connected to Downspout, 25 of single side random face wall, 8 single side corners, fire pit.		\$26,000.00
Fire pit, labor and installation	-1,700.00	\$24,300.00
advance	-\$10,000.00	\$14,300.00
Add 500 sq feet more of fescue sod	+\$800.00	\$14,900.00
	TOTAL	14,900.00 + 10,000 = \$24,900.00
SUBTOTAL :		\$24,900.00
SALES TAX :		\$1,245.00
TOTAL :		\$26,145.00

Make all checks payable to A Gomez Landscaping

Thank you for your business!

INVOICE

Date 03/22/2022
Invoice #2002

A. Gomez Landscaping
22 HORNES WAY

YOUNGSVILLE NC 27596

916 751-4250 Fax 919 556-0180
agomez@landscaping-g.com

TO Steve McCroney

Description	UNIT PRICE	LINE TOTAL
4 Emerald Green Arborvitae #25	\$275	\$1,100
4 Chindo Viburnum #25	\$250	\$1,000
9 Ruby Lopopetatum #3	\$35	\$315
9 Pink Mufly Caplierte #3	\$30	\$270
12 Azalea Encore Autumn Pink #3	\$45	\$540
2 Compact Holly #10	\$70	\$140
2 Limelight Hydrangea #7	\$90	\$180
1 Red Dragon Japanese Maple #25	\$525	\$525
140 Bales of Pine straw Long needles		\$1,205
SUBTOTAL		
SALES TAX		
TOTAL		\$5,365.00

Make all checks payable to A. Gomez Landscaping
Thank you for your business!