

Weichert No Representation Disclosure Statement

Property ID: M-C-00346158-2

Weichert “NO REPRESENTATION” DISCLOSURE STATEMENT

This Disclosure Statement by Weichert Workforce Mobility Inc. (Weichert), concerns the real property and fixtures (the “Property”) located at the following address: **1008 Shasta Daisy Drive, Wake Forest, North Carolina 27587.**

1. Weichert has purchased or is in the process of purchasing the property pursuant to a Service Agreement with the employers of the Property’s record title owner, Daniel HamiltonAdrienne Hamilton (“Weichert Seller”). Weichert, as its option, may deliver title either by deed directly from said “Weichert Seller” or by deed executed by Weichert. Weichert Seller is the Grantor on the deed to be conveyed to Weichert or the Buyer, but Weichert has never occupied the Property in any event.
2. As a condition of Weichert’s purchase of the property from Weichert Seller, Weichert obtained the attached Seller Disclosure Statement with its appended reports (if any) from Weichert Seller. **PLEASE NOTE:** since Weichert has never occupied the property and cannot verify whether all the information provided in the attached “Weichert Seller Disclosure Statement” is accurate or complete. Weichert can only provide Buyer with this “Weichert No-Representation Disclosure Statement” (together with any appended reports, concerning the condition of the property. This “Weichert No Representation Disclosure Statement” is not a statement or representation made by Weichert with respect to the Property, and therefore Weichert makes no warranties or representation with respect to the Property or with respect to the completeness or accuracy of the “Weichert Seller Disclosure Statement” (and any appended reports. Weichert is therefore providing both **(1)** The “Weichert Seller Disclosure Statement” with (any appended reports; and **(2)** The “Weichert No Representation Disclosure Statement (with any appended reports) to a prospective Buyer for whatever informational purposes their documents (with any appended reports) may or may not have. Neither of these two (2) documents (with any appended reports) shall be deemed to be any sort of warranty from Weichert or Weichert Seller to a prospective Buyer regarding the Property, and neither of these two (2) documents (with any appended reports) is a substitute for any independent inspection of the property by a prospective Buyer.
3. Where Weichert may supply a prospective Buyer with specific information and/or reports, such information and/or reports, are specifically referenced herein at Paragraph 20, entitled “REPORTS, INFORMATION, AND DISCLAIMERS”.

Statement and Representation of Weichert Seller starts on the next page.

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THE STATEMENT AND REPRESENTATION OF Weichert'S SELLER AS TO THE PROPERTY IS AS FOLLOWS:

PREAMBLE: The term "ever" when used herein refers to problems of which you became aware by persona observation or otherwise during your occupancy and/or by any former owner(s).

1. HOUSE SYSTEMS AND PROPERTY STRUCTURES

1(a) Are you aware of any present or past problems affecting one or more of the following: CHECK "N/A" FOR ANY ITEM(S) THAT ARE NOT APPLICABLE			
	NO REPRESENTATION		NO REPRESENTATION
Electrical wiring	X	Exterior Walls, including any siding/other covering	X
Air Conditioning - Central	X	Ceiling	X
Air Conditioning - Other (Type)	X	Windows	X
Plumbing	X	Doors	X
Floors	X	Driveways	X
Well	X	Fences	X
Sprinkler System	X	Patios	X
Smoke Detector	X	Interior Lighting/Fixtures	X
Interior Walls	X	Exterior Lighting/Fixtures	X
			NO REPRESENTATION
1(b) Does the property have one (1) or more fireplaces:			X
1(c) Does the property have any of the following stoves: ☐ Wood burning ☐ Coal ☐ Pellet			X
1(d) Do all systems conform to applicable, municipal by-laws and/or fire or safety regulations:			X
1(e) Are you aware of any present or past problem(s) with the chimney(s), firebox(es), damper(s), and/or flue(s):			X
1(f) Does the property have any flue(s) for wood, coal, and/or oil stoves or furnaces:			X
1(g) Are you aware of any present or past problem(s) with a wood, coal, and/or oil stove or furnace flue(s):			X
1(h) Are all appliances included in the sale in working order:			X
1(i) Type(s) of siding on the exterior walls:			X
1(j) Year the home was built:			X

2. HEATING / HOT WATER / WINTERIZATION

	NO REPRESENTATION
2(a) Type(s) of heating system(s):	X
2(b) Type(s) of hot-water system(s):	X
2(c) Are all rooms heated by the system(s) identified in 2(a):	X
2(d) Are you aware of any heating/hot water system inspection(s) completed in the past:	X
2(e) Age of the heating system:	X
2(f) Date the heating system last serviced:	X
2(g) System Ownership:	X
Propane/gas tank(s) for furnace:	X
Propane/gas tank(s) for kitchen stove:	X
Hot water heater(s):	X
Hot water tank(s):	X
Furnace burner:	X
Security System:	X
Other(define):	X

3. ELECTRICAL SYSTEMS

	NO REPRESENTATION
3(a) Are you aware of any electrical additions, changes, or repairs made to this property:	X
3(b) If "Yes" to 3(a), are you aware if all required permits and/or government approvals were obtained:	X
3(c) Are you aware of any electrical system inspection(s) completed in the past:	X
3(d) Type of electrical wiring:	X
13(3) Amperage:	X

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4. INSULATION / ASBESTOS	NO REPRESENTATION
4(a) Are you aware if the property is insulated:	X
4(b) Type of insulation:	X
4(c) Are you aware if urea formaldehyde foam insulation (UFFI) was ever present in the property:	X
4(d) Are you aware of any air test(s) for UFFI/formaldehyde that were ever done:	X
4(e) Are you aware if asbestos-containing insulation and/or materials is present:	X
4(f) Are you aware of any test(s) for asbestos-containing insulation or materials ever completed on the home:	X

5. MOISTURE	NO REPRESENTATION
5(a) Are you aware of any present or past water problems and/or damp conditions anywhere in the house including but not limited to roofs, floors, walls (exterior/interior and between) bathrooms, kitchens, basement, crawl space:	X
5(b) Is there a sump pump in the home:	X
5(c) Are you aware of any moisture test(s) ever completed on the home or other structure(s) on the property:	X

6. INDOOR AIR QUALITY (IAQ) / MOLD / RADON GAS	NO REPRESENTATION
6(a) Are you aware of any present or past mold problem (visible mold and/or non-visible mold) in this property:	X
6(b) Are you aware of any present or past Indoor Air Quality (IAQ) problem(s) in this property:	X
6(c) Are you aware of any IAQ test(s) ever done to determine if there is an Indoor Air Quality problem in this property:	X
6(d) Are you aware of any present or past elevated Radon Gas in this property:	X
6(e) Is there a radon mitigation system installed in the property:	X
6(f) Are you aware of any test(s) ever done to determine if there is a Radon Gas problem in this property:	X

7. ADDITIONS / RENOVATIONS	NO REPRESENTATION
7(a) Are you aware of any structural additions, changes, and/or repairs made to this property by former owners:	X
7(b) Are you aware if all required permits and/or government approvals were obtained:	X
7(c) Have you made any structural additions, changes, and/or repairs to this property:	X

8. LAND / FOUNDATION	NO REPRESENTATION
8(a) Are you aware if this property is located in a flood zone:	X
8(b) Are you aware if this property ever had a drainage or flooding problem:	X
8(c) Are you aware if this property is located on an earthquake fault:	X
8(d) Are you aware if the property is located on filled or expansive soil:	X
8(e) Are you aware of any present or past sliding, settling, earth movement, upheaval, or earth stability problems on your property:	X
8(f) Are you aware of any defects or problems relating to the foundation:	X
8(g) Foundation Type:	X
8(h) Are you aware of any structural problems relating to this property:	X
8(i) Are you aware of any present or past underground fuel tank(s) on this property:	X
8(j) Are you aware of any inspection(s) and/or test(s) ever completed on the underground tank(s):	X

9. ROOF	NO REPRESENTATION
9(a) Are you aware of any present or past leaks in the roof:	X
9(b) Are you aware of any present or past problems with the roof, other than leaks:	X
9(c) Roof type:	X
9(d) Roof style:	X
9(e) Are you aware of any repairs made to the roof:	X
9(f) Are you aware if the roof was ever replaced:	X
9(g) Are you aware of any roof inspection(s) ever completed on this home:	X
9(h) Year the roof was installed:	X

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10. EXTERIOR CLADDING

	NO REPRESENTATION
10(a) Is any part of your exterior cladding made of Stucco (any type):	X
10(b) Do you know what type of Stucco is on the home, if applicable:	X
10(c) Are you aware of any Stucco repairs made to the property:	X
10(d) Are you aware if any Synthetic Stucco (E.I.F.S. - External Insulated Finish Systems) was ever present on the property:	X
10(e) If Synthetic Stucco is present on this property, are you aware of any repairs ever made to it:	X
10(f) Are you aware of any Synthetic Stucco problem affecting other properties in this neighborhood:	X
10(g) Are you aware if any part of the exterior cladding is made of Manufactured Stone Veneer (MSV):	X
10(h) Are you aware of any test(s) ever done to determine if there is Synthetic Stucco present in this property and/or that the Stucco may be a problem:	X
10(i) Are you aware of any test(s) ever done to determine if there is Manufactured Stone Veneer present in this property and/or that the MSV may be a problem:	X

11. SEWAGE / DISPOSAL SYSTEM

	NO REPRESENTATION
11(a) Is the property connected to a public system:	X
11(b) Are you aware of any sewage backup, drainage, and/or leakage problem(s) that ever existed on this property:	X
11(c) Is there a septic tank or cesspool system serving this property:	X
11(d) Is this property part of a community disposal system:	X
11(e) Are you aware of any present or past problems with the septic tank, cesspool, or community disposal system serving this property and/or neighborhood:	X
11(f) Are you aware of any septic tank/cesspool test(s) ever completed for the system serving this property:	X

12. DRAINAGE / WATER SUPPLY

	NO REPRESENTATION
12(a) Are you aware if this property ever had a drainage and/or flooding problem:	X
12(b) Is this property connected to a public water supply:	X
12(c) Is this property serviced by a well:	X
12(d) Is there a well agreement registered on title:	X
12(e) Are you aware of any problem that existed with a well:	X
12(f) Are you aware of any tests completed for the well water, water quality, and/or water flow or pressure:	X

13. POOL / SPA / HOT TUB / JACUZZI

	NO REPRESENTATION
13(a) Is there a swimming pool on this property and if "Yes", define what type: ☐ Above-ground ☐ In-ground	X
13(b) Are you aware of problem(s), damage(s), and/or leak(s) that occurred with the pool such as structure, facing, lining, pump, heater, motor, etc.:	X
13(c) If the property has an in-ground pool, is there a fence completely surrounding the pool:	X
13(d) Does the fencing height and construction meet local requirements:	X
13(e) Is there one of more of the following on the property: ☐ Hot Tub ☐ Spa ☐ Jacuzzi	X
13(f) Are you aware of any problem(s), damage, and/or leaks that occurred with the hot tub, spa and/or Jacuzzi such as structure, facing, lining, pump, heater, motor, etc.:	X
13(g) Are you aware of any tests and/or inspections completed for the pool, hot tub, spa, and/or Jacuzzi	X

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14. BOUNDARIES / PROPERTY / TITLE / ZONING	NO REPRESENTATION
14(a) Are you aware if any survey of this property was ever completed:	X
14(b) CANADA ONLY - Quebec: Do you have the Certificate of Location; if "Yes", what is the certification date:	X
14(c) CANADA ONLY - Alberta: Do you have the Real Property Report; if "Yes", what is the report date:	X
14(d) Are you aware if the boundaries of this property are marked in any way:	X
14(e) Does your property have a retaining wall or walls and/or fencing:	X
14(f) Are you aware of any restrictions on your title to this property such as easements and/or encroachments (recorded or unrecorded) use restrictions, lot-line disputes, covenants, liens, or attachments on the property:	X
14(g) Are you aware of any present or past property violations of any zoning ordinance or by-law (for example, if this property includes apartments, is this property properly zoned for apartment use)	X
14(h) Is the property located on a private road:	X
14(i) Are you aware if there is any written documentation regarding maintenance of the private road:	X
14(j) Is the property serviced by a shared driveway:	X
14(k) Are you aware if there is any written documentation regarding maintenance of the shared driveway:	X

15. NEIGHBORHOOD	NO REPRESENTATION
15(a) Are you aware of any hazardous waste site and/or disposal facility within two (2) miles of the property:	X
15(b) Are you aware of any high and/or extremely-high voltage power lines or cell towers within two (2) miles of the property:	X
15(c) Are you aware of any other neighborhood conditions or environmental problems that might affect this property:	X

16. VIOLATIONS / LEGAL ACTIONS / ASSESSMENTS	NO REPRESENTATION
16(a) Are you aware of any violations of local, state, or federal government laws or regulations relating to this property:	X
16(b) Are you aware of any existing or threatened legal action affecting this property:	X
16(c) Are you aware of any bonds or assessments for betterments that apply to this property:	X

17. INSURANCE	NO REPRESENTATION
17(a) Have you ever filed an insurance claim on this property:	X
17(b) Are you aware of the non-availability for any flood insurance (private or government-backed) for this property:	X
17(c) Are you aware of any present or past conditions, including but not limited to any natural disaster(s), that either may result or resulted in an increase of insurance premiums:	X
17(d) Are you aware of any present and/or past condition(s) of this property that might prevent, or prevented in the past, the issuance/renewal of locally conventional homeowner's insurance coverage for this property:	X

18. HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA)	NO REPRESENTATION
18(a) Is this property subject to the rules or regulations of any Homeowner's/Property Owner's Association:	X
18(b) Identify the property type: ☐ Regular Condo with Covenants & Restrictions (ownership with "air rights" to interior of unit) ☐ Freehold Condo with Covenants & Restrictions (ownership of unit, plot of land, and/or grounds) ☐ Planned Unit Development with Covenants & Restrictions	X
18(c) Provide contact information for the HOA, POA, or Property Management Company (as applicable):	X
18(d) Are you aware of any present or past problems for any common area(s):	X
18(e) Are you aware of any reason to expect an increase in assessments or dues in the next twelve (12) months:	X
18(f) Identify who is responsible for maintenance and repairs of the following:	
Interior of Unit: ☐ Individual Property Owner ☐ HOA / POA	X
Plot of Land: ☐ Individual Property Owner ☐ HOA / POA	X
Unit Sidewalk(s): ☐ Individual Property Owner ☐ HOA / POA	X

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18. HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) (cont'd)			NO REPRESENTATION
Exterior of Building(s):	☐ Individual Property Owner	☐ HOA / POA	X
Roof of Building(s):	☐ Individual Property Owner	☐ HOA / POA	X
Parking Areas:	☐ Individual Property Owner	☐ HOA / POA	X
Roads:	☐ Individual Property Owner	☐ HOA / POA	X
Grounds:	☐ Individual Property Owner	☐ HOA / POA	X
Common Sidewalks:	☐ Individual Property Owner	☐ HOA / POA	X
Unit Decking:	☐ Individual Property Owner	☐ HOA / POA	X
18(g) HOA/POA fees:			X
18(h) Is the complex/development FHA approved:			X
18(i) Total # of units in the project: _____ Total # of rented units: _____			X
18(k) Are you aware of any existing or pending legal action involving the Homeowner's Association or Complex:			X
18(l) Do association documents contain a Right of First Refusal on sales:			X
18(m) To the best of your knowledge, you have delivered to your listing agent all pertinent documents that are in your possession relative to the HOA/POA (to include applicable Covenants, Conditions, and Restrictions; Articles, Bylaws, Financial Statements, and/or Assessments).			X

19. MOBILE HOME	NO REPRESENTATION
19(a) Is the residence a mobile home	X
19(b) Is the home on a permanent foundation:	X
19(c) Do you own the land:	X
19(d) CANADA ONLY: Is the home insurable by CMHC:	X

20. MISCELLANEOUS	NO REPRESENTATION
20(a) Are you aware of any termite/pest control reports prepared for this property in the last five (5) years:	X
20(b) Has the property been inspected by any exterminator in the last five (5) years:	X
20(c) Do you have copies of any inspections:	X
20(d) Have you had, or do you now have, any animals (pets) in this property:	X
20(e) Does the municipality provide trash pick-up to this property:	X
20(f) Is there a local trash dump or transfer station available to owners of this property:	X
20(g) Has this property ever been used as a grow home:	X
20(g) Does anyone have a right of first refusal to purchase this property:	X

21. FIXTURES	NO REPRESENTATION
21(a) Fixtures currently on the property and will not be removed:	X
21(b) Fixtures that will be removed	X

22. CHATTELS	NO REPRESENTATION
22(a) Chattels currently at the property that will remain:	X
22(b) Chattels that will be removed:	X

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23. REPORTS

A. REPORTS

Attach copies of all existing reports and documents relating to this property, any type of existing warranties including home warranty and infestation warranties. (check all that apply or check NONE if no report(s) to attach): **NO REPRESENTATION**

☐ Survey	☐ General Home Inspection	☐ Septic Tank Inspection	☐ Well Inspection
☐ Soil Report	☐ Termite/Pest Inspection/Bond	☐ Structural/Engineering Report	☐ Pool Inspection
☐ Stucco ID/Inspection	☐ Manuf. Stone Veneer Inspect.	☐ Moisture Test(s)	☐ Chimney Inspection
☐ Roof Inspection	☐ Asbestos Test(s)/Abatement	☐ Radon Test(s)	☐ Lead-Based Paint Test(s)
☐ Private Road Agreement	☐ Shared Driveway	☐ Shared Well Agreement	☐ Insurance Claim(s) Documents
☐ Building Permit(s)	☐ Builder's Home Warranty	☐ Other (Describe)	☐ NONE

Other (Describe): **NO REPRESENTATION**

B. INFORMATION:

The following additional information ("Additional Information") and/or reports have come to Weichert's attention and are provided herein to Buyer for informational purposes only as set forth more fully in sub-paragraph 20.C. hereof (describe below):

If applicable, refer to any/all disclosure documentation as identified on and provided with the Seller Real Estate Disclosure (SRED).

If applicable, refer to any disclosure documentation included with the Seller Real Estate Disclosure (SRED)

C. DISCLAIMER:

1. Because Weichert has never occupied the Property, Weichert makes no warranties or representations with respect to any positive or negative statements or omissions with respect to the condition of the Property contained in the reports and/or additional information identified in Paragraph 20.A. or 20.B. hereof or in the attached "Weichert Seller Disclosure" and its appended report(s). Such reports, additional information, and the attached "Weichert Seller Disclosure" and its appended report(s) were obtained by Weichert to help Weichert evaluate the Property or were otherwise made known to Weichert. They are provided to Buyer for whatever informational purposes they may or may not have. Buyer should not rely upon any positive or negative statements or omissions contained in such report(s) or additional information or treat such report(s) or additional information as any form of warranty by Weichert or Weichert Seller as to the condition of the Property. It is recommended that Buyer should obtain independent professional advice and/or inspections of the Property.
2. In the event that any repair(s) of the Property are negotiated between Weichert and Buyer to be performed by Weichert (whether such repairs relate to defects disclosed in any of the reports, disclosures, or additional information identified in Paragraph 20.A. or 20.B. hereof, or in the attached "Weichert No Representation Disclosure Statement" and its appended report(s) or otherwise, it is understood that the performance of such repairs shall NOT be a representations or warranty as to the conditions of the property prior to or upon the completion of such repair(s), or that such defect(s) has/have been cured, irrespective of any oral or written statements made by Weichert or a Weichert representative indicating, or tending to indicate, that the defect(s) has/have been "repaired", "fixed", "cured", or otherwise completed in a workmanlike manner. The performance of such repair(s), and any statements relating to the efficacy or duration or effectiveness thereof in curing any defect(s) shall NOT be deemed to be any sort of warranty from Weichert regarding the Property, and is NOT to be deemed a substitute for an independent re-inspection of the Property by a prospective Buyer subsequent to the performance of such repair(s). In the event that third party warranties are obtained as part or result of the repair(s), such warranties are NOT warranties made by Weichert as to the condition of the Property, and the prospective buyer must look to the third-party warranties for any enforcement thereof.

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24. DISCLOSURE OF LEAD-BASED PAINT (US ONLY)

PROPERTY'S RECORD TITLE OWNER (SELLER) DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS AND ACKNOWLEDGEMENT (SALE).

Lead Warning Statement

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead-based paint that may place your children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Weichert's Disclosure (Weichert to Initial _____)	<u>Yes/No</u>	
(a) Weichert has knowledge of lead-based paint and/or lead-based paint hazards present in the property located at the following address, other than what may have been disclosed by Weichert Seller	No	
1008 Shasta Daisy Drive, North Carolina, Wake Forest 27587		
(b) Are there any records or reports relating to the above available to Weichert, other than what may have been disclosed by Weichert Seller?	No	
If "Yes", please provide and list by name:		
Buyer's Acknowledgement (Buyer(s) to Initial _____) - Check <u>Yes</u> or <u>No</u> to both questions (a) and (b) below		
(a) Buyer has received copies of all information listed above.	☐ Yes	☐ No
(b) Buyer has received the U.S. EPA Pamphlet "Protect Your Family from Lead in Your Home".	☐ Yes	☐ No
Check (c) or (d) below – using the box to the right of the line		
(c) Buyer has received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards	☐ Received	
(d) Buyer waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.	☐ Waived	
Agent's Acknowledgement (Agent to Initial _____) - Check <u>Yes</u> or <u>No</u> to question (a).		
(a) Agent has informed the Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance	☐ Yes	☐ No

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Certification of Accuracy

Weichert Seller acknowledges that the information herein is true and correct to the best of the Weichert Seller knowledge as of the date signed by the Weichert Seller. WeichertSeller understands that Weichert and prospective buyer (Buyer) may rely on this information. WeichertSeller is hereby authorized to furnish the foregoing information to (1) any real estate firm with an agreement to list or sell the property; (2) any multiple listing service; (3) any prospective buyer (Buyer).

Weichert _____ By: _____ Date: _____
Weichert Representative Signature Print Name

For Weichert Workforce Mobility Inc. (Weichert) as Agent for its subsidiaries and affiliates.

I/We acknowledge receipt of a copy of this Weichert No Representation Disclosure Statement.

Buyer: _____ By: _____ Date: _____
Buyer Signature Print Name

Buyer: _____ By: _____ Date: _____
Buyer Signature Print Name

Buyer: _____ By: _____ Date: _____
Buyer Signature Print Name

Broker for _____ By: _____ Date: _____
Weichert: Licensee or Broker Signature Print Name

Broker for _____ By: _____ Date: _____
Buyer: Licensee or Broker Signature Print Name