NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 3004 Rue Sans Famille, Raleigh, NC 27607
Owner's Name(s): Jeffrey Eugene Kelly and Robin Bailey

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.

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

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: N/A If not owner-occupied, how long has it been since the owner occupied the property? 5-1-26	☐	☑	☐
A2. In what year was the dwelling constructed? 1980			☐
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? 2026			☐
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):

A couple windows that are sticky

A structural engineer inspection was performed for several cracks in the foundation brick, which is attached to this disclosure. Repairs were made to the masonry cracks and support brackets were added to the 2X10 joists noted, as recommended.

JEK 10/21/26 3:25 PM EDT dotloop verified

RKB 10/21/26 5:49 PM EDT dotloop verified

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 manufacture)

☐ Furnace [_____ # of units] Year: _____ ☑ Heat Pump [1 # of units] Year: 2023

☐ Baseboard [____ # of bedrooms with units] Year: _____ ☐ Other: _____ Year: ____

	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: 2023 ☐ 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: NOT SURE

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):

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		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):

THERE IS A SUMP PUMP IN CRAWL SPACE.

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):

$772 PER YEAR HOA

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?	☐	☑	☐

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

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: Myra E. Kelly Date 8-24-26

Owner Signature: Bobbie K. Bailey Date 8-24-26

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 _____

JS CONSULTING & DESIGN
ENGINEERING AND CONSULTING
11703 DURANT RD
RALEIGH, NC 27614
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F (919) 324-3681
Certificate Number: P-1513

Date: August 13, 2026

To: Jeff Kelly and Robin Bailey
3004 Rue Sans Famille
Raleigh, NC 27607

Re: Structural Evaluation
3004 Rue Sans Famille
Raleigh, NC 27607
Project Number: 2601-0234

Dear Mr. Kelly and Ms. Bailey:

The residence is a one-story, wood-framed structure with a crawl space supported on a shallow foundation system. For this document, all directions listed are from the perspective of an observer facing the structure from Rue Sans Famille.

A JS Consulting & Design, PLLC (JSCD) representative visited the above-referenced site on August 12, 2026, regarding the following issues:

1. Evaluate observed cracks in the foundation walls.
2. Evaluate the as-found condition on the interior of the crawl space.
3. Evaluate the as-found condition of the exterior grading.

The residential structure was evaluated from the exterior, the interior of the garage, and the crawl space below. Due to the age of the structure, it was constructed under an older version of the building code. During the life of the structure, additions and/or renovations were performed. This inspection/report is not intended to imply that all of the structure meets the 2018 NC Residential Building Code standards. Based on JSCD's analysis of the above issues, the following was observed.

1. The following foundation wall cracks were observed.
    a. On the exterior of the left foundation wall, an approximately 1/8 in. wide crack was observed approximately 8 in. to 10 in. from the rear left corner of the structure. Some minor hairline-wide cracking was observed at this general location on the interior of the crawl space.
    b. On the exterior of the rear foundation wall, approximately 1/8 in. to 3/16 in. wide cracking was observed approximately 11 ft. 2 in. from the rear left corner of the structure. The cracking was observed to extend through the CMU block to the interior of the crawl space.
    c. On the exterior of the rear foundation wall, an approximately 1/8 in. wide crack was observed approximately 19 ft. from the rear right corner of the structure. Cracking was observed to extend through the CMU block to the interior of the crawl space. On the interior of the crawl space the cracking was observed to be approximately 1/8 in. to 3/16 in. wide.

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d. On the exterior of the rear foundation wall, approximately hairline-wide cracking was observed approximately 8 ft to 8 ft. 9 in. from the rear right corner of the structure.

e. On the exterior of the right foundation wall, approximately 1/16 in. wide cracking was observed approximately 12 ft. 5 in. to 12 ft. 9 in. from the rear right corner of the structure. The cracking was observed to extend through the CMU block to the interior of the crawl space.

On the interior of the crawl space, a full unobstructed evaluation of the foundation walls was not possible due to the low height of the crawl space, drooping/hanging insulation, HVAC equipment and duct work, and other utilities.

In general, the foundation walls, with the exception of the issues documented above, where visible, were observed to be in good condition with no obvious signs of distress and were not observed to lean or bow.

Based on the observed conditions, the observed cracking listed above is likely the result of minor differential movement of the structure. JSCD recommends that a licensed and certified masonry contractor be hired to repair any cracks with mortar and sealant, and repoint mortar joints as needed.

Once repairs are made, the homeowner should continue to monitor the structure for signs of movement.

2. While transiting the crawl space the following was observed.

   a. On the interior of the crawl space, below the front left bump out, a temporary jack was observed to be installed below the rear end of a 2x4 supporting approximately seven left-to-right 2x10 joists. At least two additional temporary jacks were observed in the general area, lying on the ground. They appear to have fallen over during the life of the structure.

      The 2x10 joists being supported were observed to be approximately 16 in. on center, spanned approximately 15 ft from the left foundation to the right foundation wall and were observed to be in good condition with no obvious signs of distress. In general, the joist size, span, and spacing is within the residential code requirements.

      The as-found condition of the temporary jack and the additional bracing installation is not suitable to support the loading of the structure. The jacks and bracing were likely installed to mitigate a "bouncy" floor condition. The as-found supports are not needed and can either be removed or left in place.

      The homeowner should continue to monitor the structure for signs of movement.

   b. An addition was added to the front right corner of the structure during the life of the structure. during our evaluation of the crawl space an access point to this portion of the structure was not observed.

      During our documentation of Item ""2.a." it was observed that approximately 23 ft, from the front foundation wall a 2x10 joist at the original right wall band was unsupported over a former

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foundation wall vent opening. On the opposite side of the wall, below the front right addition, a second 2x10 joist was also unsupported over the same former foundation wall vent opening.

JSCD recommend that a licensed and certified contractor be hired to install Simpson Strong Tie L90 clips, or an equivalent, on the unsupported ends of the two joists. It is also suggested that the bearing ends of the remaining joists be visually verified and if any additional joist bears over foundation wall vents they be repaired as recommended above.

All new work shall be in general accordance with the 2018 NC Residential Building Code, the manufacturer's recommendations, and the typical industry standard of care.

Once repairs are completed, the homeowner should continue to monitor the structure for signs of movement.

c. Small, isolated pockets of standing water were observed to be collected on top of the plastic vapor barrier likely from condensation. During our documentation of Item ""2.a.", the wood framing elements felt slightly damp to the touch. Over time, elevated moisture within a crawl space can lead to an increased moisture content of the wood framing elements. An increase in the moisture content of the wood framing elements can weaken the wood framing elements and can result in additional deflection, beyond the normally allowable deflection. Therefore, JSCD recommends that a certified and licensed waterproofing contractor be consulted to help mitigate the elevated moisture within the crawl space. Once repairs are completed, the homeowner should continue to monitor the structure for signs of movement.

3. On the exterior of the structure the following was observed.

   a. Gutter downspouts and condensate lines were observed to discharge at or near the foundation line of the structure. JSCD recommends that all gutter downspouts and condensate lines be extended to discharge downhill and a minimum of 4 ft to 5 ft away from the structure. After installation discharge from the extended downspouts should be monitored to verify the flow from stormwater effluent is not causing unintended erosion of the existing ground surface. Adjustments should be made as needed.

   b. On the exterior of the structure, the existing ground surface was observed to be at or near the bottom of the foundation vent opening at the rear of the left foundation wall. There is a potential for stormwater runoff to infiltrate the crawl space at this opening. JSCD recommends that a vent well be installed across the vent opening to prevent stormwater infiltration into the crawl space. All new work shall be in general accordance with the 2018 NC Residential Building Code, the manufacturer's recommendations, and the typical industry standard of care. Once repairs are completed, the homeowner should continue to monitor the structure for signs of movement.

   c. Around the perimeter of the structure, pine trees were observed within 10 ft. to 15 ft of the structure. Large, shallow roots were observed to extend from several of the trees toward the structure. Shallow root systems can affect foundation walls by increasing the lateral pressures on walls or potentially undermining the foundation system of the structure and causing movement of the structure to occur. At the time of our site visit, it did not appear that the

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nearby root systems were having an impact on the structure. At this time, no remedial recommendations are warranted. Continue to monitor the structure for signs of movement. If the removal of nearby trees and/or roots is decided, please note that a change to the established equilibrium between the trees/root systems and structure will occur and we are not able to predict how or where that change will occur nor of the severity of that change.

JSCD's scope of services was limited to a visual evaluation of the structure and did not include subsurface exploration or exposing any concealed elements of the structure. JSCD's scope of services was limited to the items discussed above and should not be considered an evaluation of any items not explicitly discussed above. Please contact JSCD immediately if conditions differ from those indicated or encountered during future observation or implementation of the recommended repairs.

Please contact us if you have any further questions.

Sincerely,

NORTH CAROLINA PROFESSIONAL SEAL 032533 ENGINEER KEVIN P. MORROW
KPM 2/13/26

Kevin P. Morrow, P.E.
Project Engineer – Construction Services

Seller Signature

Jeffrey Eugene Kelly
dotloop verified
10/21/26 3:25 PM EDT
NC2U-B4OO-SNST-ZA1Y

Seller Signature

Robin K Bailey
dotloop verified
10/21/26 5:49 PM EDT
QYD3-KZHG-A6O0-S0B9

Buyer Signature

Buyer Signature