HOWARD HANNA
ALLEN TATE REAL ESTATE

HOWARD HANNA | Allen Tate Water and Sewer Disclosure

Property: 8431 Central Dr, Raleigh, NC 27613

WATER & WASTE (Sewage) DISCLOSURES:

To the best of Seller's knowledge, the water and sewage waste system(s) initialed below represent the system(s) presently connected to Property and in use as the source of water and sewage waste, and that the initialed system(s) is/are functioning properly unless otherwise stated in the remarks section below. Check all that apply:

- ☑ City/County Water
- ☐ Community Water System
- ☐ Private Well Water
- ☑ City/County Sewer
- ☐ Community Sewer System
- ☐ On-site Septic Tank *(Last time pumped _____)*

Remarks:

_____

_____

For Properties with an on-site septic tank:

The state real estate commission requires that a copy of the septic permit from the county health department (when/where available) be obtained prior to the marketing of the Property, as such permit confirms that the system configuration is lawful for the number of existing bedrooms.

_____ Seller has a copy of the permit and has provided to the agent

_____ Seller acknowledges that Agent will *attempt* to obtain a copy of the permit (if available) and discuss with Seller

In the event the septic permit is not sufficient for the number of existing bedrooms, the Agent will notify the Seller of such, and the Seller should resolve the matter with the county health department. Meanwhile, all property disclosures must clearly note the discrepancy to prospective buyers, or the marketing of the Property (including entry into the MLS) should be delayed until the matter is resolved.

Mark Proper	Mark Proper	10/20/26
Seller's Name	Seller's Signature	Date
Lori Proper	Lori Proper	10/20/26
Seller's Name	Seller's Signature	Date

HOWARD HANNA

REAL ESTATE SERVICES

REAL ESTATE TRANSACTION REFERRAL FEE NOTICE

Howard Hanna and its partner real estate companies may provide or receive referrals from real estate brokers or agents within the Howard Hanna family of companies; other licensed real estate brokers or agents; affiliated real estate service providers; lead-generation sources; and third-party relocation companies. These referrals may involve brokers or agents operating in states where Howard Hanna does not conduct business, and the referral fees may range from 0% to 50% of the total commission earned in the transaction. Any referral fee paid or received is between brokers and does not affect your financial obligations in the transaction or alter the fees or commissions you have agreed to pay.

I/we hereby acknowledge receipt of Howard Hanna's Real Estate Transaction Referral Fee Notice.

Mark Proper
Seller Name

Mark P [illegible] 10/20/26
Signature Date

Lori Proper
Seller Name

[illegible] 10/20/26
Signature Date

Entity Seller Name

By: Name

By: Title

Signature Date

04.26

NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 8431 Central Dr, Raleigh, NC 27613
Owner's Name(s): Mark Proper, Lori Proper

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 _____ _____

OWNER INITIALS MPP LP

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

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: APRIL 2012 If not owner-occupied, how long has it been since the owner occupied the property? JULY 2026	☐	☒	☐
A2. In what year was the dwelling constructed? 2004			☐
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? 2023			☐
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		NA	Yes	No	NR		NA	Yes	No	NR
Foundation	☒	☐	☐	☐	Windows	☐	☒	☐	☐	Attached Garage	☒	☐	☐	☐
Slab	☐	☐	☒	☐	Doors	☐	☒	☐	☐	Fireplace/Chimney	☐	☐	☐	☒
Patio	☐	☐	☒	☐	Ceilings	☐	☐	☒	☐	Interior/Exterior Walls	☐	☐	☒	☐
Floors	☐	☐	☒	☐	Deck	☒	☐	☐	☐	Other: N/A	☐	☐	☐	☐

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

A.11. WINDOWS - FAILED GLASS SEAL: 2 UPPER IN DINING ROOM, 1 UPPER IN LIVING ROOM, 1 UPPER AND 1 LOWER IN 3RD BEDROOM, 1 LOWER IN MASTER BEDROOM

A.11. DOORS - FRONT DOOR DEADBOLT STICKS, FRONT DOOR STORM DOOR DOESN'T LATCH

A.11. GAS FIREPLACE - NEVER TESTED AND NEVER USED

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 [____ # of units] Year(s):_____ ☒ Heat Pump [1 # of units] Year(s): 2022

☐ Baseboard [____ # of units] Year(s):_____ ☐ Other:_____ [____ # of units] Year(s):_____

BUYERS INITIALS _____ _____

OWNERS INITIALS MPP _____

	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 [1 # of units] Year(s): 2022 ☐ 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: DUKE ENERGY + ENBRIDGE GAS Leased/Owned: ——— Above/Below Ground: _____ Year: _____

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). N/A

☐ 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: 2016 ☐ 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):

C.3. WHEN THE WATER HEATER WAS REPLACED, THE PREVIOUS TANK WAS DRAINED AND SET ASIDE IN THE ATTIC BECAUSE IT WAS TOO LARGE TO FIT THROUGH THE ATTIC ACCESS.

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):

D.2. GAS LOGS - NEVER TESTED/NEVER USED

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?	☐	☒	☐

BUYERS INITIALS _____ _____

OWNERS INITIALS MPP KP

	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 questions 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) CAMDEN PARK TOWNHOMES HOA whose regular assessments ("dues") are $ 104.50 per MONTH.			
The name, address, telephone number, and website of the president of the owners' association or the association manager are: TOWNE PROPERTIES, 8305 FALLS OF NEUSE RD, RALEIGH, NC; 919-878-8787			
b. (specify name) ASHWORTH/CAMDEN PROPERTY OWNERS whose regular assessments ("dues") are $ 750.76 per YEAR.			
The name, address, telephone number, and website of the president of the owners' association or the association manager are: TOWNE PROPERTIES (SEE ABOVE)			
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: $177.00			
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: _____ Date 10/20/26

Owner Signature: _____ Date 10/20/26

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 _____

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: 8431 Central Dr, Raleigh, NC 27613

Owner's Name(s): Mark Proper, Lori Proper

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: Mark Proper Date 10/20, 26

Owner Signature: Lori Proper Date 10/20/26

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 _____, ____