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NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 2012 Glenwood Avenue, Raleigh, NC 27608
Owner's Name(s): Steve Klimczak, Reilly Dunn, Sasha Klimczak, Janet Maughan

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 SK 10/25/26 11:19 AM EDT RD 10/23/26 1:05 PM EDT
Buyer Initials ____ ____ Owner Initials dotloop verified dotloop verified

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

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: 05/27/2021 If not owner-occupied, how long has it been since the owner occupied the property? Sept. 2026	☐	☑	☐
A2. In what year was the dwelling constructed? 1925			☐
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. 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:	☐	☐	☐	☐

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

Some windows painted shut. Gas fireplace never connected during our time in the house.

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 [2 # of units] Year(s): ☐ Heat Pump [___ # of units] Year(s): ☑ Baseboard [___ # of units] Year(s): ☐ Other: [___ # of units] Year(s):			☐

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	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):

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: _____ ☐

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):

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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):

fireplace does not work - conveying 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):

driveway encroaches on the neighbor - there is a joint driveway declaration - see attached

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?	☐	☑	☐

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	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):

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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 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:_____	☐	☑	☐
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: Steve Klimczak dotloop verified 10/25/26 11:19 AM EDT LRXJ-HRRF-SFWN-JT37 Date _____

Owner Signature: Reilly Dunn dotloop verified 10/23/26 1:05 PM EDT QSXT-YYWD-6JZG-FYFG Date _____

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 _____

WAKE COUNTY, NC 145
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/14/2015 15:11:23

BOOK:016014 PAGE:01361 - 01363

Prepared by and Return to: Andrew S. Martin, 1026 Washington Street, Raleigh, NC 27605

NORTH CAROLINA

WAKE COUNTY

AMENDED DECLARATION OF JOINT DRIVEWAY

THIS AGREEMENT, made this 14 day of ~~April~~ May, 2015, by WILLIAM R. DAVIS and spouse, ROBIN R. DAVIS (herein "Declarants");

WITNESSTH:

WHEREAS, Declarants have heretofore filed a Declaration of Joint Driveway (the "Declaration"), in Book 8785, Page 235, Wake County Registry; and

WHEREAS, Declarants desire to amend the Declaration with respect to the rights and responsibilities of the Lot owners referred to therein;

NOW, THEREFORE, in consideration of the benefits to each of the Lots, Declarants do hereby amend the Declaration as follows:

1. The Owner of Lot 4071, as shown on that Recombination Map filed in Book of Maps 2001, Page 53, Wake County Registry, shall have a perpetual right and easement over and upon Lot 4072 for the use and maintenance of that portion of the unshared existing driveway, as shown on said map, which encroaches onto Lot 4072, which easement shall further extend to and include that portion of Lot 4072 which is within four (4) feet of said driveway, within which easement area the owner of Lot 4072 shall not have the right to erect or place any improvements without the written consent of the owner of Lot 4071.

2. At such time as the owner of Lot 4072 obtains approval for and does establish a separate curb cut from Lot 4072 to The Circle, the provisions of the Declaration, prior to its amendment herein, shall become void and of no further force or effect, and that portion of the driveway denoted as "Joint Drive" shall no longer be for the joint use and benefit of the owners of Lots 4071 and 4072. In such event, the owner of said Lot 4071 shall have a perpetual right and easement over and upon Lot 4072 for the use and maintenance of that portion of the current shared driveway, as shown on the aforesaid map, which encroaches onto Lot 4072, which easement shall further extend to and include that portion of Lot 4072 which is within three (3)

feet of said driveway, within which easement area the owner of Lot 4072 shall not have the right to erect or place any improvements without the written consent of the owner of Lot 4071.

3. Except as this Agreement shall amend the Declaration, same shall remain in full force and effect.

4. The Easements granted herein shall run with the land and be binding upon the owners of Lots 4071 and 4072, and their heirs, successors and assigns.

IN WITNESS WHEREOF, Declarants have hereunto set their hands and seals, the day and year first above stated.

William R. Davis

Robin R. Davis

STATE OF NORTH CAROLINA - COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: *William R. Davis and Robin R. Davis.*

Date: 5/14/15

Official Signature of Notary

(Official Seal)

ANDREW S. MARTIN
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 3-18-2019.

Notary's printed or typed name

My commission expires: _____

BOOK:016014 PAGE:01361 - 01363

WAKE
COUNTY
NORTH CAROLINA

Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Laura M. Riddick
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

☐ New Time Stamp ☐ $25 Non-Standard Fee

☐ Additional Document Fee ☐ Additional Reference Fee

This Customer Group

____# of Time Stamps Needed

This Document

3 # of Pages T

Docusign Envelope ID: BFDA3AB4-DBAB-4441-80EB-FCA6340C7F12

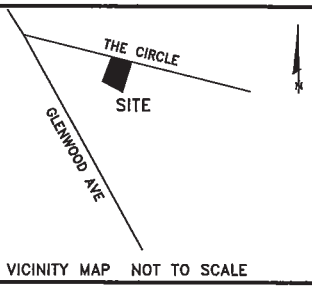
Book of maps 2001 Vol. ___ Page 53 Book ___ Page ___ County WAKE

Block ___ Lot 4072 Subdivision BLOCK 4 - BLOOMSBURY

EIP=Existing Iron Pipe NIP=New Iron Pipe

SCALE 1"=20'

0' 20' 40'

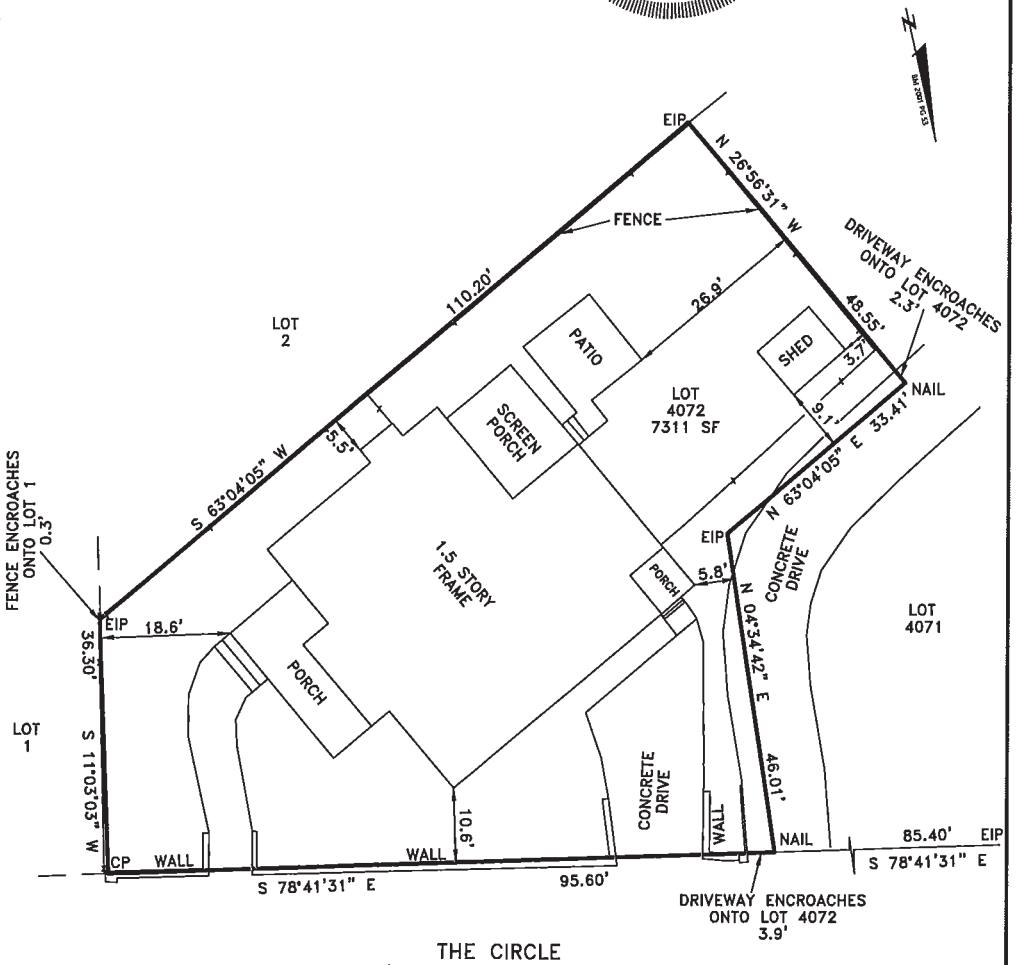


I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 16407, page 473 or other reference source _____); that the boundaries not surveyed are indicated as drawn from information in Book MAP 2001 PAGE 53 or other reference source _____; that the ratio of precision or positional accuracy is 1 : 10,000+ ___; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600). Witness my hand and seal this 07 day of AUGUST, 20 19.

SEAL L-3076 JACKIE RAY THOMASON LAND SURVEYOR

Jackie Ray Thomason, PLS, L-3076

MAP NOT FOR RECORDATION



THE CIRCLE
(EXISTING 40' R/W)

Drawn By JRT Surveyed By JLT Date 08-07-19 Dwg.# JB2520

PROPERTY OF:
ROBERT C. BRAZER and SABRINA M. BRAZER
2259 THE CIRCLE
RALEIGH, NC 27608

JACK R. THOMASON, PLS
4969 US HWY 401 SOUTH
YOUNGSVILLE, NC 27596
PHONE: 919-556-3307

Please Note: Additional Support Piers added at some point throughout the basement by previous owners – unsure of the number – for example:

