ACCEPTANCE ADDENDUM

Addendum to Purchase Contract dated _____ property located at 801 Brook Bawn Road, Wendell, NC 27591, between _____ (Buyer) and NEI Global Relocation Company (Seller). This offer is hereby accepted subject to the following:

- ☒ Subject to the completion of the acquisition of the property by NEI Global Relocation Company from and .
- ☒ Subject to NEI Global Relocation Company's attached Addenda which are the ruling documents of this Purchase Contract and all attachments and addenda thereto.
- ☒ Subject to the terms of the attached, signed Inspection Addendum.
- ☒ Subject to the terms of the attached, signed Inspection Disclosure Addendum.
- ☒ Subject to the terms of the attached, signed Radon Service Agreement Addendum.
- ☐ Subject to the terms of the attached, signed Lead-Based Paint Hazards Addendum.
- ☒ Subject to the title commitment and the title policy being ordered from Stewart Title Guaranty Company.
- ☒ Subject to the closing being handled by Moore & Alphin, PLLC / 919-787-8812.
- ☒ Subject to Seller conveying marketable title to the property by limited/special warranty deed or its equivalent.
- ☒ Subject to Buyer providing Seller with an acceptable letter of pre-qualification from the Buyer's lender (or, in the event of a cash sale, Buyer to provide written evidence, acceptable to Seller, that all necessary cash is available for closing) within five (5) calendar days of the acceptance of the Purchase Contract. Examples of items that should be included in the pre-qual letter are the Buyer(s) name, property address, purchase price, loan amount, and interest rate.
- ☒ Buyer may not change financing terms or lender without the written consent of Seller.
- ☒ Buyer authorizes Buyer's Agent to provide Seller with a copy of any executed Buyer Broker Representation/Agency Agreement between Buyer and Buyer's Agent.
- ☒ Subject to Arbitration/Mediation clauses being hereby deleted from the Purchase Contract except for in the state of California.
- ☒ Buyer understands that NEI complies with the provisions of the Real Estate Settlement Procedures Act (RESPA) by requiring that all monetary credits, concessions, and allowances be reflected on the Closing Disclosure and will not be given pursuant to monetary side agreements. No monetary credits, concessions and allowances will be modified or adjusted after closing.
- ☒ Subject to no tax adjustments being made after closing.
- ☒ Buyer will pay Seller a per diem when the closing date is extended beyond the Purchase Contract closing date due to a delay by the Buyer or the Buyer's vendors (e.g., lender, underwriters, title company). The per diem will be 0.05% of the sales price (e.g., $100,000 X 0.0005 = $50/day) for each day the closing is extended.
- ☒ Possession by Buyer is subject to receipt by Seller/Seller's assigned closing representative of non-rescindable funds.
- ☒ All parties agree that a signature received via facsimile or electronically via email shall be as legally binding for all purposes as an original signature on all documents, legal and otherwise, for the transfer of this property.

Buyer understands that Seller is a relocation management company and has never physically occupied the property; therefore, Buyer should satisfy himself/herself/themselves as to the condition of the property prior to closing. Seller makes no representations or guarantees, expressed or implied, as to the condition of the property.

IN NO EVENT IS POSSESSION TO BE GIVEN PRIOR TO CLOSING AND FUNDING.

Buyer(s) Acceptance

Buyer:_____ Date:_____

Buyer:_____ Date:_____

NEI Global Relocation Company (Seller)

By:_____ Date:_____

INSPECTION ADDENDUM TO PURCHASE CONTRACT

The undersigned, parties to a Purchase Contract dated _____ on the property known as 801 Brook Bawn Road, Wendell, NC 27591, hereby mutually agree to the following:

The property being sold is not new, and Buyer hereby acknowledges that there has been no representation by the Seller or Seller's agent regarding the condition of the premises, or of any of the appliances that may be contained therein. Buyer is hereby informed that Seller is unaware of any latent defects in the property, or any component thereof, including but not limited to plumbing, heating, air conditioning and electrical systems, fixtures and appliances, roof, sewers, soil conditions, foundations, structural conditions and pool and related equipment, if applicable, unless otherwise mentioned in this contract or attached addendum. Buyer is also informed that Seller has no knowledge of the level of radon gas present in the Home, or of the presence of corrosive or defective drywall, unless otherwise mentioned in this contract or attached addendum.

Buyer is advised that the presence of certain kinds of mold (including "Toxic Mold"), fungi, mildew, and/or other organisms may adversely affect the property and the health of certain individuals. These conditions are often the result of moisture invasion or water leakage inside the Home. Buyer is also advised that the presence of asbestos-containing material ("ACM") popcorn textured ceilings, when disturbed, damaged or friable, may pose serious health concerns to the occupants of the property. Buyer is advised to have the property inspected for the existence of such conditions or organisms, or the conditions that may lead to their formation, during the Buyer's physical inspection contingency period set forth herein. The closing of this sale shall constitute Buyer's acceptance of the condition of the Home, notwithstanding any past, present or future existence of mold or ACM popcorn textured ceilings in or around the Home, and agreement that Buyer has not, in any way, relied upon any representations of Seller. Buyer understands and agrees that Seller makes no guarantees or warranties, expressed or implied, regarding the past, present or future existence of mold or ACM popcorn textured ceilings in or around the Home, or regarding the effects of same. Buyer is advised to consult with appropriate experts regarding this topic if he/she/they have any questions or concerns.

Buyer is hereby granted the right to inspect the premises, or to obtain inspection reports of qualified experts at their own expense.

Should such reports reveal a level of radon gas exceeding the current recommended EPA standard or latent defects not discoverable by ordinary inspection, requested repairs, if any, must be submitted in writing to Seller's agent, not later than ten (10) calendar days after the offer is accepted. Seller shall review such requests and shall advise Buyer of the repairs, if any, that Seller agrees to make, or the costs, if any, to be credited Buyer at closing. If Seller permits Buyer to conduct invasive testing, the Buyer is required to return the property to its current condition.

In lieu of making such repairs, or partial repairs, Seller reserves the right to cancel this Purchase Contract, and upon return of the down payment, neither party shall have any further liability to the other.

If the Buyer has not made an examination of the property and submitted a report of any objections in writing to Seller's agent within ten (10) calendar days after offer is accepted, Buyer is deemed to have waived the right to so object, and is deemed to have accepted the condition of the property as satisfactory. Seller and Seller's agent are then relieved of all liability after closing.

Notwithstanding the foregoing, the closing of this sale shall constitute an acknowledgement by the Buyer that the premises and aforesaid systems were acceptable at the time the sale was closed, and Seller and Seller's agent are relieved of all liability after closing. Closing is to be considered the date all parties have signed the closing documents and the funds for disbursement to the Seller have been deposited with the Closing Agent.

Property will be dewinterized prior to closing and plumbing restored to working condition.

Buyer:_____ Date:_____

Buyer:_____ Date:_____

NEI Global Relocation Company (Seller)

By:_____ Date:_____

INSPECTION DISCLOSURE ADDENDUM

We the undersigned, as of this _____ day of _____, 20_____ hereby acknowledge receipt of copies of the inspections and/or disclosures listed below, as well as copies of indicated invoices for work completed, which may reflect work completed for all or only a portion of the repairs suggested in said inspections, from NEI Global Relocation Company for the property located at 801 Brook Bawn Road, Wendell, NC 27591.

We understand that these reports are being supplied for our information and we agree to hold NEI Global Relocation Company harmless and waive any recourse against them for their content. We further agree to secure our own inspections and to satisfy ourselves as to the condition of the property and the extent and nature of any problems.

Inspection Reports	Check if Included	Report Date	Work Invoice from (Included for Work Done, if any)	Work Invoice Date
ERC Relocation Property Assessment	X	08/21/2025		Photo – 8/28/25
Pest	X	08/15/2025		
Pool				
Private Sewage System/Septic				
Radon Test				
Roof				
Spa/Hot Tub				
Structural				
Stucco Identification				
Well				
Disclosures				
Homeowner's Property Questionnaire	X			
State Disclosures, if required	X			
Radon Service Agreement	X			

Buyer:_____ Dated:_____

Buyer:_____ Dated:_____

160 West Carmel Drive,# 233
Carmel, IN 46032
317-867-7688
fax 317-867-9964

Customer Information

Report#: 19643-RE **Date:**8/21/2025

File #: 2000120-4323

Customer: NEI Global Relocation Co

Attention: Stephanie Johnson / Rachel Blobaum

Phone: 402-397-8486

Location:
Spencer Apple
801 Brook Bawn Road
Wendell NC 27591

Type of Service

Inspection

Worldwide ERC Relocation Property Assessment

Estimated Repair Cost

Service Summary

The attached report indicates corrections and repairs are needed. Read the entire report for further information.

Thank you for your business.

Report Reviewed by:
Barb Obert (317) 867-7768 Ext:273 Email:barb.obert@reloology.com

ALWAYS Read Entire Report for Detailed Information

Initials _____/_____

Worldwide ERC® Relocation Property Assessment

IMPORTANT INFORMATION: Please Read Carefully

This document is a Property Assessment. It is not a buyer's home inspection.

This document should not be used in place of nor be mistaken for a general home inspection or specialty type inspection performed by a licensed or trades professional (e.g., professional home inspector, engineer, pest control operator, electrician, plumber, roofer or HVAC specialist, pool/spa specialist, etc.). This Property Assessment was prepared exclusively and for the sole use of the Client identified below (the "Client") under an established business-to-business relationship for the specific purposes of assisting with the relocation of an employee. It is not intended for use, nor is it to be relied upon, by any party other than the Client, including, but not limited to, buyers, sellers, lenders, real estate brokers/agents, and/or appraisers.

The Client may be required to provide this Property Assessment to other parties in order to comply with disclosure obligations under applicable federal, state and/or local law(s); however, no disclosure of this Property Assessment to other parties, including prospective buyers, shall be deemed to create or give rise to a duty of care or performance on the part of the Property Assessment Provider identified below or the Client toward such other parties. Accordingly, no party other than the Client may rely upon or be influenced by this Property Assessment when considering the property. The Property Assessment Provider prepared this Property Assessment in accordance with Client directives and based it on findings gathered at the property address identified below and other property information sources.

SECTION 1. GENERAL INFORMATION

File #: **2000120-4323** **Client: NEI Global Relocation Co**

Contact: **Stephanie Johnson / Rachel Blobaum** Phone: **402-397-8486** Fax: **402.255.6191**

E-mail Address: **sjohnson@neirelo.com; rblobaum@neirelo.com**

Client Address: **2707 North 118th Street**

City/State/Postal Code: **Omaha , NE 68164**

Transferee(s): **Spencer Apple**

Transferee Property Address: **801 Brook Bawn Road**

City/State/Postal Code: **Wendell , NC 27591**

Property Assessment Provider: **ReloOlogy Inspection Services** Job/File#: **2000120-4323**

Reviewer: **Barb Obert**

Reviewer Email: **barb.obert@reloology.com**

Inspector's Name: **Jason Michaud** Digital Signtuare: *Jason Michaud*

Inspector License #: **4290**

Date: **8/18/2025** Time: **10:00 AM** Weather: **Sunny** Temp: **82** Est. Age of Main Dwelling (yrs): **2**

Parties Present at Time of Assessment: **Real estate agent** Occupied: ☐ Yes ☒ No

SECTION 2. PURPOSE AND SCOPE OF THE RELOCATION PROPERTY ASSESSMENT

To provide a professional opinion of a relocating employee's main dwelling and its immediate surrounding area in its "as is" condition, as of the date of assessment, limited to the definitions and guidelines as established by the Client and within this Property Assessment document.

SECTION 3. OBJECTIVE OF THE RELOCATION PROPERTY ASSESSMENT

To provide the Client with data about a relocating employee's main dwelling and its immediate surrounding area, based on a visual assessment of items identified by category in this Property Assessment document.

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SECTION 4. DEFINITION OF THE RELOCATION PROPERTY ASSESSMENT

A visual, non-invasive evaluation and status report of the items identified by category on the ensuing pages. The reporting of apparent defects (not cosmetic deficiencies) that call for corrective action is limited to three categories: 1) structure; 2) unsafe or hazardous conditions; and 3) inoperative systems or appliances.

1. **Structure:** A load-bearing member of a building (including, but not limited to, footings, foundation walls, posts, beams, floor joists, bearing walls, or roof framings), is to be reported as defective if it has one or more of these characteristics:

- Abnormal cracking or splitting;
- Unusual settlement;
- Deterioration such as rot or pest infestation damage;
- Improper alignment or structural integrity compromised by modification or abuse; or
- Other characteristics that affect the building's structural integrity.

2. **Unsafe or Hazardous Conditions:** Any item that is identified as a safety defect or a hazard, the presence or absence of which would be dangerous. Unless directed by the Client, the reporting of the possible presence of lead-based paint, asbestos, urea-formaldehyde foam insulation, radon, electromagnetic radiation, toxic wastes, molds or fungus, emission of gas from any building materials, and any other environmental or indoor pollutants are outside the scope of this Property Assessment.

3. **Inoperative Systems and Appliances:** Any installed systems or built-in appliances that do not operate properly or perform their intended function in response to normal use.

Unless directed by the Client, the following areas are outside the scope of this Assessment: (i) cosmetic deficiencies; (ii) deferred maintenance items; (iii) the condition of on-site waste and water systems; (iv) the condition of underground fuel storage tanks; (v) the quality of the water supply; (vi) geological hazards such as floods, erosion, earthquakes, landslides, mudslides and volcanoes; and, (vii) governmental or lender requirements. Furthermore, this Property Assessment is not a representation of compliance or noncompliance with federal, state, or local government regulations and codes (e.g., building codes, zoning ordinances, energy efficiency ratings, addition or remodeling permits, etc.).

Estimated costs to correct items identified in this Property Assessment as defective and/or items that may require attention are not bids and do not give rise to performance obligations on the part of the Property Assessment Provider. The Property Assessment Provider is not engaged in the business of providing repair, renovation or improvement services; as such, the Property Assessment Provider has not and cannot determine the actual cost of any repairs, renovations or improvements that may be advised or desired. The cost estimates reflect national, state and/or local cost averages as derived from the review of cost estimator manuals and other information sources by the Property Assessment Provider; all cost estimates should be followed by firm quotes or bids from qualified, reputable contractors.

SECTION 5. STATUS DEFINITIONS

For each category, when applicable, rate the status of each item by checking the box as follows:

- ☐ AC= Acceptable: The item is performing its intended function as of the date of the assessment.
- ☐ NP= Not present: The item does not exist in the structure being assessed.
- ☐ NA= Not Assessed: The item was not assessed because of inaccessibility or seasonal impediments.
- ☐ DE= Defective: The item is either: structurally unsound; unsafe or hazardous; or inoperative, as defined in section 4 above.

Please include comments in the corresponding "Remarks" column for those items rated as Defective or Not Assessed.

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ITEM					REMARKS		
LOTS & GROUNDS (LG)							
1	☒ AC	☐ NP	☐ NA	☐ DE	Walks:		
2	☐ AC	☒ NP	☐ NA	☐ DE	Stoops/Steps:		
3	☒ AC	☐ NP	☐ NA	☐ DE	Patio:		
4	☐ AC	☒ NP	☐ NA	☐ DE	Deck/Balcony:		
5	☐ AC	☒ NP	☐ NA	☐ DE	Porch:		
6	☐ AC	☒ NP	☐ NA	☐ DE	Retaining Walls:		
7					SURFACE WATER CONTROL		
8	☒ AC	☐ NP	☐ NA	☐ DE	Grading:		
9	☐ AC	☒ NP	☐ NA	☐ DE	Swales:		
10	☐ AC	☒ NP	☐ NA	☐ DE	Basement Stairwell Drain:		
11	☐ AC	☒ NP	☐ NA	☐ DE	Window Wells:		
12	☐ AC	☒ NP	☐ NA	☐ DE	Exterior Surface Drain:		
ROOF (R)							
1					METHOD OF ASSESSMENT: **Drone**		
2	☒ AC	☐ NP	☐ NA	☐ DE	Roof#1: **Asphalt Shingles**	Approx. Age: **2**	Design Life: **15-20**
3	☐ AC	☒ NP	☐ NA	☐ DE	Roof#2:	Approx. Age:	Design Life:
4	☐ AC	☒ NP	☐ NA	☐ DE	Roof#3:	Approx. Age:	Design Life:
5	☐ AC	☒ NP	☐ NA	☐ DE	Roof#4:	Approx. Age:	Design Life:
6	☐ AC	☒ NP	☐ NA	☐ DE	Roof#5:	Approx. Age:	Design Life:
7	☒ AC	☐ NP	☐ NA	☐ DE	Flashing:		
8	☐ AC	☒ NP	☐ NA	☐ DE	Skylights:		
9	☐ AC	☒ NP	☐ NA	☐ DE	Chimney:		
10					ROOF WATER CONTROL		
11	☒ AC	☐ NP	☐ NA	☐ DE	Gutters:		
12	☒ AC	☐ NP	☐ NA	☐ DE	Downspouts & Extensions:		
EXTERIOR SURFACES (ES)							
1	☐ AC	☐ NP	☐ NA	☒ DE	Surface#1: **Vinyl Siding - Damaged siding at the right side of the home**		
2	☐ AC	☒ NP	☐ NA	☐ DE	Surface#2:		
3	☐ AC	☒ NP	☐ NA	☐ DE	Surface#3:		
4	☒ AC	☐ NP	☐ NA	☐ DE	Trim:		

Client: **NEI Global Relocation Co** **Client File #:** **2000120-4323**

RELOCATION PROPERTY ASSESSMENT
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ITEM					REMARKS
5	☒ AC	☐ NP	☐ NA	☐ DE	Fascia:
6	☒ AC	☐ NP	☐ NA	☐ DE	Soffits:
7	☒ AC	☐ NP	☐ NA	☐ DE	Windows:

GARAGE / CARPORTS (G/C)

☒ Garage ☐ Carport ☒ Attached ☐ Detached

1	☒ AC	☐ NP	☐ NA	☐ DE	Door Operation:
2	☒ AC	☐ NP	☐ NA	☐ DE	Automatic Door Opener:
3	☒ AC	☐ NP	☐ NA	☐ DE	Condition:

STRUCTURE (S)

1	☒ AC	☐ NP	☐ NA	☐ DE	Foundation: **Slab**
2	☐ AC	☒ NP	☐ NA	☐ DE	Beams:
3	☐ AC	☒ NP	☐ NA	☐ DE	Bearing Walls:
4	☐ AC	☒ NP	☐ NA	☐ DE	Joists/Trusses:
5	☐ AC	☒ NP	☐ NA	☐ DE	Piers/Posts:
6	☒ AC	☐ NP	☐ NA	☐ DE	Floor/Slab:
7	☐ AC	☒ NP	☐ NA	☐ DE	Hand Rails:

ATTIC (A)

1					METHOD OF ASSESSMENT: **Entered - NOTE: Limited assessment of the attic due to design, insulation, ductwork, and limited walkways (FYI)**
2	☒ AC	☐ NP	☐ NA	☐ DE	Roof Framing:
3	☒ AC	☐ NP	☐ NA	☐ DE	Sheathing:
4	☒ AC	☐ NP	☐ NA	☐ DE	Ventilation:
5	☐ AC	☒ NP	☐ NA	☐ DE	Attic Fan:
6	☐ AC	☒ NP	☐ NA	☐ DE	Whole House Fan:
7	☒ AC	☐ NP	☐ NA	☐ DE	Evidence of water penetration? ☐ Yes ☒ No If yes describe bellow:

BASEMENT (B)

1	☐ AC	☒ NP	☐ NA	☐ DE	Sump Pump:
2	☐ AC	☒ NP	☐ NA	☐ DE	Floor:
3	☐ AC	☒ NP	☐ NA	☐ DE	Heat:
4	☐ AC	☒ NP	☐ NA	☐ DE	Evidence of water penetration? ☐ Yes ☐ No If yes describe bellow:

CRAWL SPACE (CS)

METHOD OF ASSESSMENT:

Client: **NEI Global Relocation Co** **Client File #:** **2000120-4323**

RELOCATION PROPERTY ASSESSMENT

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ITEM					REMARKS
1					
2	☐ AC	☒ NP	☐ NA	☐ DE	Moisture:
3	☐ AC	☒ NP	☐ NA	☐ DE	Access:
4	☐ AC	☒ NP	☐ NA	☐ DE	Evidence of water penetration? ☐ Yes ☐ No If yes describe bellow:

ELECTRICAL (E)

1					Amps: **200** Volts: **120/240**
2	☒ AC	☐ NP	☐ NA	☐ DE	Service Cable: **Underground**
3	☒ AC	☐ NP	☐ NA	☐ DE	Panel:
4	☒ AC	☐ NP	☐ NA	☐ DE	Branch Circuits:
5	☒ AC	☐ NP	☐ NA	☐ DE	Ground:
6	☒ AC	☐ NP	☐ NA	☐ DE	Wire Conductor:
7	☒ AC	☐ NP	☐ NA	☐ DE	GFI:
8	☒ AC	☐ NP	☐ NA	☐ DE	Smoke Detector:
9	☒ AC	☐ NP	☐ NA	☐ DE	Is the size of the incoming electrical service adequate to meet the needs of the dwelling? ☒ Yes ☐ No

HEATING SYSTEM (HS)

1	Primary: **Heat Pump**				Approx. Age: **2** Design Life: **10-15** Fuel: **Electric**
2	Additional: **Not Present**				Approx. Age: Design Life: Fuel:
4	☐ AC	☐ NP	☒ NA	☐ DE	Primary Operation: **NOTE: The ambient temperature was too high to safely test the heating system (FYI)**
5	☐ AC	☒ NP	☐ NA	☐ DE	Additional Operation:
6	☐ AC	☒ NP	☐ NA	☐ DE	Draft Control:
7	☐ AC	☒ NP	☐ NA	☐ DE	Exhaust System:
8	☒ AC	☐ NP	☐ NA	☐ DE	Distribution:
9	☐ AC	☒ NP	☐ NA	☐ DE	Fuel Tanks/Lines:
10	☒ AC	☐ NP	☐ NA	☐ DE	Thermostat:
11	☒ AC	☐ NP	☐ NA	☐ DE	Blower:
12	☐ AC	☒ NP	☐ NA	☐ DE	Humidifier:
13	☐ AC	☐ NP	☒ NA	☐ DE	Heat Exchanger: **Not visible by design**
14	☐ AC	☒ NP	☐ NA	☐ DE	Pressure Relief Valve(s):
15	☐ AC	☒ NP	☐ NA	☐ DE	Circulator Pump:

AIR CONDITIONING SYSTEM (AC)

1 Type #1: **Heat Pump** Fuel: **Electric** Approx. Age: **2** Design Life: **10-15**

Client: NEI Global Relocation Co **Client File #: 2000120-4323**

RELOCATION PROPERTY ASSESSMENT
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****Initials _____/_____****

ITEM	REMARKS		
2 Type #2: **Not Present**	Fuel:	Approx. Age:	Design Life:
3 ☒ AC ☐ NP ☐ NA ☐ DE	System #1:		
4 ☐ AC ☒ NP ☐ NA ☐ DE	System #2:		
PLUMBING (P)			
1	Water Source: ☒ Public ☐ Private ☐ Undetermined	How Verified? **Location**	
2	Sewage Service: ☒ Public ☐ Private ☐ Undetermined	How Verified? **Location**	
3	Water Service On? ☒ Yes ☐ No		
4 ☒ AC ☐ NP ☐ NA ☐ DE	Water Pipes: **PEX with metallic fittings-brand unknown.**		
5 ☒ AC ☐ NP ☐ NA ☐ DE	Drain Pipes: **PVC**		
6 ☒ AC ☐ NP ☐ NA ☐ DE	Vent Pipes:		
7 ☐ AC ☒ NP ☐ NA ☐ DE	Laundry Tub:		
8 ☒ AC ☐ NP ☐ NA ☐ DE	Water Pressure:		
9 ☒ AC ☐ NP ☐ NA ☐ DE	Toilet:		
10 ☒ AC ☐ NP ☐ NA ☐ DE	Tub/Shower:		
11 ☒ AC ☐ NP ☐ NA ☐ DE	Exhaust Fan:		
12 ☒ AC ☐ NP ☐ NA ☐ DE	Sink:		
13	WATER HEATER: Approx. Age (yrs): **2**	Approx. Design Life (yrs): **10-15**	
14 ☒ AC ☐ NP ☐ NA ☐ DE	Water Heater:		
15 ☐ AC ☒ NP ☐ NA ☐ DE	Exhaust System:		
16 ☒ AC ☐ NP ☐ NA ☐ DE	Temperature/Pressure Relief Valve:		
ON-SITE SEWAGE DISPOSAL (SD)			
1 ☐ AC ☒ NP ☐ NA ☐ DE	System Operation:		
WELL (W)			
1	☐ Private ☐ Community		
2 ☐ AC ☒ NP ☐ NA ☐ DE	Overall Condition:		
POOL AND HOT TUB (P/T)			
1	Pool Type: **Not present**	Hot Tub Type: **Not present**	
2 ☐ AC ☒ NP ☐ NA ☐ DE	Pool:		
3 ☐ AC ☒ NP ☐ NA ☐ DE	Hot Tub:		
FIREPLACE (FP)			

RELOCATION PROPERTY ASSESSMENT
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****Initials _____/_____****

ITEM					REMARKS
1	☐ AC	☒ NP	☐ NA	☐ DE	Fireplace:
2	☐ AC	☒ NP	☐ NA	☐ DE	Free-standing Stove:
3	☐ AC	☒ NP	☐ NA	☐ DE	Fireplace Insert:
4	☐ AC	☒ NP	☐ NA	☐ DE	Flue:

KITCHEN (K)

1	☒ AC	☐ NP	☐ NA	☐ DE	Cooking Appliances:
2	☒ AC	☐ NP	☐ NA	☐ DE	Disposal:
3	☒ AC	☐ NP	☐ NA	☐ DE	Dishwasher:
4	☒ AC	☐ NP	☐ NA	☐ DE	Ventilator:
5	☒ AC	☐ NP	☐ NA	☐ DE	Other Built-ins:

FINAL COMMENTS (FC)

Were any other unsafe or hazardous conditions observed during the assessment that are not specifically designated on this Property Assessment document? ☐ Yes ☒ No If yes, please explain:

Number of additional pages appended to this Property Assessment: 7

The Property Assessment Provider identified below hereby certifies adherence to the terms of the assignment as set forth in the Definitions.

Property Assessment Provider Name: **ReloOlogy Inspection Management Services** Date: **8/21/2025**

Client: **NEI Global Relocation Co** **Client File #:** **2000120-4323**

RELOCATION PROPERTY ASSESSMENT
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ReloOlogy RELOCATION PROPERTY ASSESSMENT ADDENDUM

ITEM	REMARKS

ROOMS & DOORS (RD)

1	☒ AC ☐ NP ☐ NA ☐ DE	Walls and ceilings:
2	☒ AC ☐ NP ☐ NA ☐ DE	Floors:
3	☒ AC ☐ NP ☐ NA ☐ DE	Doors:
4	☒ AC ☐ NP ☐ NA ☐ DE	Closets:
5	☒ AC ☐ NP ☐ NA ☐ DE	Stairs, Balconies & Railings:

DRIVEWAYS (D)

1	☒ AC ☐ NP ☐ NA ☐ DE	Driveway: **Concrete**

ATTIC MATERIALS (AM)

1	☒ AC ☐ NP ☐ NA ☐ DE	Attic Insulation Type: **Cellulose** Thickness: **16** in. Est. R Value: **40**

ENVIRONMENTAL (ENV)

During the course of this assessment did you observe any of the following conditions which merits additional investigation? If yes, please describe.

1	Friable Asbestos: ☐ Yes ☒ No ☐ Suspected
	Location:
2	Underground Storage Tank(s): ☐ Yes ☒ No ☐ Suspected
	Location:
3	Other / Comments:

NOTE: This house was built prior to 1978 which would indicate the potential for the present of lead based paint: ☐ Yes ☒ No

***Notice: This Inspection Addendum is not part of the Worldwide ERC® Property Assessment.**

Client: NEI Global Relocation Co **Client File #: 2000120-4323**

Report #: **19643-RE**

RELOCATION PROPERTY ASSESSMENT
THIS DOCUMENT IS NOT INTENDED FOR USE NOR IS IT TO BE RELIED UPON BY ANY PARTY OTHER THAN THE CLIENT
© 2008, Worldwide ERC®

****Initials _____/_____****

160 Carmel DrSuite 214
Carmel, IN 46032
Office: 317-867-7688
Fax: 317-867-9964
Email: rap@reloology.com

ReloOlogy INDOOR AIR QUALITY DISCLAIMER

Indoor Air Quality (IAQ) services, including those associated with mold/fungus, emission of gas from any building material and/or any other indoor air pollutants are not a part of this inspection report. ReloOlogy has performed no inspections or testing for the presence or absence of any indoor air pollutants unless expressly and separately contracted for and separately reported. Inspecting and testing of IAQ is outside the scope of this inspection.

Readily visible mold/fungus, conditions conducive to mold/fungus growth and/or other indoor air pollutants may be noted in the report for informational purposes only. Clients who desire IAQ testing of any structure or material, or who may desire remediation are advised to seek further evaluations by IAQ experts who can determine if further testing and remediation may be warranted.

ReloOlogy may, at our discretion and for additional fees, arrange for specific IAQ evaluations by professionals to determine the need for testing and remediation of specific indoor air pollutants.

****Initials _____/_____****

WORLDWIDE ERC RELOCATION PROPERTY ASSESSMENT SUMMARY/COST ESTIMATE

This summary should not be considered the entire report. The full report should be reviewed as it may contain additional information.

DEFICIENCY

SECTION	REMARKS
Exterior Surfaces (ES)	ES-1: Qualified contractor to correct as determined necessary the damaged siding at the right side of the home

NOT ASSESSED

SECTION	REMARKS
Heating System (HS)	HS-4: NOTE: The ambient temperature was too high to safely test the heating system (FYI)

ADDITIONAL INFORMATION

SECTION	REMARKS
Additional Information	NOTE: ReloOlogy recommends that at least one qualified repair contractor provide a more accurate and detailed bid for these repairs prior to closing. (FYI) NOTE: The photos sent with this report may not reflect all defects and/or locations of needed repairs noted within the body or summary pages of the report. Please review the report in its entirety. (FYI)
Additional Information	This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney. (FYI)

Any estimates provided are in good faith from a home inspector and should not be considered repair bids. Actual repair costs can vary substantially. ReloOlogy recommends obtaining repair bids from qualified contractors as necessary.

Transferee(s): **Spencer Apple**
Transferee Property Address: 801 Brook Bawn Road
City/State/Zip Code: Wendell, NC 27591

Client: NEI Global Relocation Co

Client File #: 2000120-4323

Job/File#: **19643-RE**

****Initials _____/_____****



Line Item #:

Description:
Front of house



Line Item #:

Description:
Right side of house



Line Item #:

Description:
Rear of house



Line Item #:

Description:
Left side of house



Line Item #: **R-2**

Description:
Roof view



Line Item #: **R-2**

Description:
Roof view



Line Item #: **R-2**

Description:
Roof view



Line Item #: **ES-1**

Description:
Damaged siding at the right side of the home



Line Item #: **A-1**

Description:
NOTE: Limited assessment of the attic due to design, insulation, ductwork, and limited walkways (FYI)



Line Item #: **A-1**

Description:
NOTE: Limited assessment of the attic due to design, insulation, ductwork, and limited walkways (FYI)



Line Item #: **E-3**

Description:
Main panel with cover on



Line Item #: **E-3**

Description:
Main panel with cover off

Initials _____/_____



Line Item #: **HS-1**

Description:
NOTE: The ambient temperature was too high to safely test the heating system (FYI)



Line Item #: **HS-1**

Description:
Heating system with cover off



Line Item #: **AC-1**

Description:
AC condensing unit



Line Item #: **P-14**

Description:
Water Heater

Siding on right side of house has been repaired.





Initial Here

160 West Carmel Drive,# 233
Carmel, IN 46032
317-867-7688
fax 317-867-9964

Customer Information

Report#: 19644-RE **Date:**8/15/2025

File #: 2000120-4323

Customer: NEI Global Relocation Co

Attention: Stephanie Johnson / Rachel Blobaum

Phone: 402-397-8486

Location:
Spencer Apple
801 Brook Bawn Place
Wendell NC 27591

Type of Service

Inspection

Pest Inspection w/ReloOlogy 180 Day Guarantee

Estimated Repair Cost

Service Summary

The attached report indicates that no visible evidence of active wood destroying insects was observed in visible and accessible areas at the time of this inspection. See report for further information.

Evidence of previous treatment was noted at the time of this inspection; Bait Stations, age of treatment is unknown. We recommend that you obtain all related documentation from owner or previous pest treatment company detailing treatment and any applicable warranties to determine if coverage is valid and/or transferable.

Thank you for your business.

Report Reviewed by:
Barb Obert (317) 867-7768 Ext:273 Email:barb.obert@reloology.com

ALWAYS Read Entire Report for Detailed Information

Initials _____/_____

THIS REPORT IS MADE IN ACCORDANCE WITH AND SUBJECT TO THE CONDITIONS ON THE REVERSE SIDE OF THIS PAGE

This is not a structural damage report. Neither is this a warranty as to the total absence of wood-destroying insects.

OFFICIAL NORTH CAROLINA WOOD-DESTROYING INSECT INFORMATION REPORT

This is to report that a qualified inspector employed by the below-named firm has carefully inspected readily accessible areas of the property located at the address below for wood-destroying insects. This report specifically excludes hidden areas and areas not readily accessible (see section 2 below) and the undersigned pest control operator has not made any inspection of such hidden areas or of such areas not readily accessible. This is not a warranty as to the total absence of wood-destroying insects or damage from the same. The inspection described herein was made on the basis of visible evidence. This report is submitted without warranty, guarantee, or representation as to concealed evidence of infestation or damage or as to any future infestation.

1. Seller's Name(s) Spencer Apple

Buyer's Names(s) ReloOlogy

Address of Property 801 Brook Bawn Pl., Wendell, NC 27591

Structure(s) Inspected: **A. Main Residence Only** _X_ **B. Other** _____

Findings

2. Areas of the property which are deemed to be obstructed or inaccessible:

floor & wall coverings - fixed cabinets, bathroom fixtures, appliances - items, furniture in house - insulation & HVAC in attic (not floored) - kick plate at doors - area under stairway - garage full of items - styrofoam insulation behind parging - heavy mulch

Note: Certain areas of all structures are obstructed or inaccessible (see 2 & 3 on reverse side for conditions governing this report)

If there is evidence of a previous or an active infestation of subterranean termites and/or other wood-destroying insects in the wooden members, it must be assumed that there is some damage to the wooden members caused by this infestation, no matter how slight. If this is the case, the structural integrity of this property should be evaluated by a qualified building expert. (For the purposes of completing the report "infestation" means evidence of past or present activity by a wood-destroying insect visible in, on, or under a structure, or in or on debris under the structure.)

3. Inspection revealed visible evidence of:	Locations of visible evidence of infestation:
___ A. Subterranean Termites ___ 1. Control measures were performed. ___ 2. No control measures were performed. ___ 3. Visible evidence of a previously treated infestation which now appears to be inactive.	
___ B. Powder Post Beetles ___ 1. Control measures were performed. ___ 2. No control measures were performed. ___ 3. An infestation which now appears to be inactive.	
___ C. Old House Borers ___ 1. Control measures were performed. ___ 2. No control measures were performed. ___ 3. An infestation which now appears to be inactive.	
___ D. Others ___ 1. Control measures were performed. ___ 2. No control measures were performed. ___ 3. An infestation which now appears to be inactive.	
_X_ 4. No visible evidence of infestation from wood-destroying insects was observed. Bait stations visible	

5. The following conditions conducive to subterranean termites were noted in this property:

FIRM: Swift Creek Exterminating, Inc.

Address: 2906 Tryon Rd., Suite 101
Raleigh, NC 27603

Signature of the Authorized Company Rep: _____
Purchaser's signature is required on reverse side.

NC PEST MANAGEMENT ASSOCIATION ACCREDITED WDIR INSPECTOR EXP. 6/26 1044 KENNETH BRANCH

PCO Lic. No.: 1056PW

Date: 8-13-2025

Telephone: (919) 834-9695

Title: ACCREDITED INSPECTOR

OVER

CONDITIONS GOVERNING THIS REPORT

1. This report is based on observations and opinions of the inspector. It must be noted that all buildings have some structural wood members, which are not visible or accessible for inspection. It is not always possible to determine the presence of infestations without extensive probing and in some cases actual dismantling of parts of the structure being inspected. Extensive probing and dismantling have not been performed.
2. This inspection and report are made on the basis of what was visible at the time of the inspection. An opinion is not given on areas that were enclosed or not readily accessible: finished areas of ground level rooms (basement and split level); areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles; or any portion of the structure in which inspection would necessitate tearing out or marring finished work. Furniture, appliances, equipment, insulation, fixed ceilings, etc. were not moved for inspection purposes.
3. Inspection did not include any area to which visible access would require the use of ladders or drills. Such areas are not considered to be readily accessible.
4. Detached garages, sheds, lean-tos, other buildings or fences on the property are not included in this inspection report unless specifically noted.
5. Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party of this transaction.

REMARKS

This space should be used to clarify any statement made above.

The purpose of this report is not to report past, present, or future mold presence on the interior, exterior, or underneath of structure.

IT IS THE RESPONSIBILITY OF THE CLOSING AGENT TO OBTAIN PROPER SIGNATURES.

Purchaser's Signature(s) _____ Date Acknowledged _____

_____

WDIR 100 As approved by the North Carolina Pest Control Association and Structural Pest Control Committee, North Carolina Department of Agriculture
Revised July 1, 1992

Docusign Envelope ID: 0C6DCAC1-9242-478C-AE91-7549E8DED27C

Homeowner's Property Questionnaire

Homeowner's Name: Spencer Apple

Address: 801 Brook Bawn Rd Wendell, NC 27591

Year Built: 2023

In connection with my relocation, I make the following disclosures about my home. This statement is a disclosure of the conditions of the property. It is not a warranty of any kind by me. **(Please answer all questions.)**

***If you answer "Yes" to any of the questions (except 2E, 2F, 8B, 13A, and 13H), please elaborate in the Comments field or provide copies of all documents as requested below.**

1. LOT

A.	Is the property located in a flood plain?	☐ Yes	☒ No	
	If yes, does any condition exist that would prevent a buyer from obtaining flood insurance on the property at standard rates?	☐ Yes	☐ No	
B.	Are there any drainage, flooding, or soil shifting problems on your property?	☐ Yes	☒ No	
C.	Are there any encroachments or unrecorded easements or rights of way relating to this property?	☐ Yes	☒ No	

Comments:

2. STRUCTURAL

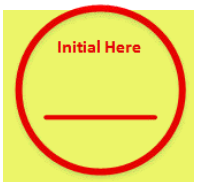
A.	Are there any additions, modifications, alterations, repairs, or replacements that have been made to the property?	☒ Yes	☐ No	
	If yes,			
	Were permits required?	☐ Yes	☒ No	☐ N/A
	If yes, were the necessary permits obtained?	☐ Yes	☐ No	
	Was the work completed in compliance with applicable building codes?	☒ Yes	☐ No	
B.	Are there any cracks, tilting, or settling of walls or floors?	☐ Yes	☒ No	
C.	Has there ever been or is there any flooding, leakage, or dampness/moisture problems with the house?	☐ Yes	☒ No	
D.	Does your home have composition siding, e.g., Louisiana Pacific or Masonite?	☐ Yes	☒ No	
	If yes, have you filed any claims or received any settlement regarding the siding?	☐ Yes	☐ No	
	If yes, please provide documentation of settlement and any repairs.			
E.	Does your home have a stucco exterior?	☐ Yes	☒ No	
F.	Does your home have Adhered Masonry Veneer (AMV)?	☐ Yes	☐ No	
G.	Has there ever been a fire in the home?	☐ Yes	☐ No	
	If yes: Date of Occurrence_____ Extent of Damage $_____			

Comments:

3. ROOF

A.	Are there any leakages or other problems with the roof?	☐ Yes	☒ No	

Comments:



Docusign Envelope ID: 0C6DCAC1-9242-478C-AE91-7549E8DED27C

Homeowner's Property Questionnaire (con't)

4. ELECTRICAL SYSTEM

A. Are there any problems with the electrical system? ☐ Yes ☒ No

B. Have you installed or authorized the installation of any wiring or lighting fixtures since the date of purchase? ☐ Yes ☒ No ☐ N/A

If yes,

Were permits required? ☐ Yes ☐ No ☐ N/A

If yes, were the necessary permits obtained? ☐ Yes ☐ No

Was the work completed in compliance with applicable building codes? ☐ Yes ☐ No

Comments:

5. PLUMBING SYSTEM

A. Are there any leaks with the plumbing system? ☐ Yes ☒ No

B. Is polybutylene piping or ABS piping present in your home? (Polybutylene plumbing systems are gray plastic pipes, distinctly different from PVC and CPVC plastic pipes, with gray plastic fittings to connect the pipe.) ☐ Yes ☒ No

Comments:

6. HEATING/AIR CONDITIONING SYSTEMS

A. Are there any problems with the heating/air conditioning systems? ☐ Yes ☒ No

Comments:

7. HOT WATER SYSTEM

A. Are there any problems with the hot water system? ☐ Yes ☒ No

Comments:

8. SEWAGE AND WATER SYSTEMS

A. Are there any problems with the sewage/septic systems? (Date last pumped_____) ☐ Yes ☒ No ☐ N/A

B. If the water system is a well, is the water supply adequate and is the water safe and suitable for drinking? ☐ Yes ☐ No ☒ N/A

C. Have any repairs been made to the septic or well systems? ☐ Yes ☐ No ☒ N/A

If yes,

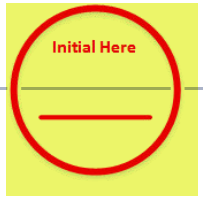
Were permits required? ☐ Yes ☐ No ☐ N/A

If yes, were the necessary permits obtained? ☐ Yes ☐ No

Was the work completed in compliance with applicable building codes? ☐ Yes ☐ No

D. Are you aware of any current local requirements that the septic/well systems do not meet? ☐ Yes ☐ No ☒ N/A

Comments:



Homeowner's Property Questionnaire (con't)

9. PEST INFESTATION

A.	Is there any infestation or damage from wood destroying pests, organisms or conditions?	☐ Yes	☒ No
B.	Has the property ever been treated for pest infestation?	☐ Yes	☒ No
C.	Is the property under a termite/wood infestation warranty?	☐ Yes	☒ No
	If yes, with whom: _____		

Comments:

10. ENVIRONMENTAL

A.	Has the property been tested for radon gas?	☐ Yes	☒ No
	If yes, did the test results indicate that radon exceeded EPA standards?	☐ Yes	☐ No
B.	Is there any asbestos in the property?	☐ Yes	☒ No
C.	To your knowledge has there ever been any asbestos in the property?	☐ Yes	☒ No
D.	Is there any mold or fungal growth in the property?	☐ Yes	☒ No
E.	To your knowledge has there ever been any mold or fungal growth in the property?	☐ Yes	☒ No
F.	Has there ever been a mold abatement or cleanup performed at the property? If yes, provide documentation.	☐ Yes	☒ No
G.	Are there any underground storage tanks (excluding septic tanks) on the property?	☐ Yes	☒ No
	If yes, are they: ☐ working ☐ abandoned		
H.	To your knowledge, have there ever been any underground storage tanks on the property?	☐ Yes	☒ No
I.	Are there any other environmental conditions that exist at or near the property? (i.e.: hazardous waste materials, UFFI)	☐ Yes	☒ No
J.	Were there any additions, remodeling, or any repairs involving drywall made to the property?	☐ Yes	☒ No
	If yes,		
	Are you aware or do you have any knowledge of the presence of corrosive or defective drywall in the property?	☐ Yes	☐ No
	Have there been any repairs or damage to appliances, air conditioning units, refrigerator components, or any discolorations of electrical wiring and/or copper pipes in the property?	☐ Yes	☐ No

Comments:

11. REPAIRS

A.	Have there been any significant repairs, improvements, or renovations made to any of the items listed in questions one (1) through ten (10) above?	☐ Yes	☒ No	
	If yes,			
	Were permits required?	☐ Yes	☐ No	☐ N/A
	If yes, were the necessary permits obtained?	☐ Yes	☐ No	
	Was the work completed in compliance with applicable building codes?	☐ Yes	☐ No	

Comments:

12. LEAD-BASED PAINT

A. Presence of lead-based paint and or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

_____ Initial Here _____.

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Homeowner's Property Questionnaire (con't)

12. LEAD-BASED PAINT (con't)

B. Records and Reports Available to the Seller (check one):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based-paint hazards in the housing (list documents): _____

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

13. MISCELLANEOUS

A.	To the best of your knowledge can your property be insured at standard/reasonable rates?	☒ Yes	☐ No	
B.	Have any legal actions affecting title, zoning, or possible resale been filed or threatened?	☐ Yes	☒ No	
C.	Does anyone have an option or a right of first refusal to purchase the property?	☐ Yes	☒ No	
D.	Are there any pending, but not yet levied, assessments?	☐ Yes	☒ No	
E.	If you have a pool, hot tub or spa, are there any problems with the pool, hot tub or spa, the surrounding area, or related equipment?	☐ Yes	☐ No	☒ N/A
F.	Have you ever made any insurance claims or class action lawsuits against the property? (i.e.: for hail damage, fire, moisture/water, siding, drywall, etc.)	☐ Yes	☒ No	
G.	Have you ever collected a settlement from an insurance company or class action lawsuit for damage(s) to your house, but not completed the repairs for which the settlement was paid?	☐ Yes	☒ No	
H.	To meet the requirements of "Megan's Law", are you aware of any sex offenders in your neighborhood?	☐ Yes	☒ No	
I.	Are there any other facts, conditions, or circumstances that may affect the value, use, or desirability of the property? (E.g., homeowner's association violations, pending zoning changes, electrical poles near lot line, broken thermal pane window seals, windows painted shut, leaking faucets, etc)	☐ Yes	☒ No	

Comments:

Please attach copies of all existing reports and/or documents you may have relating to the property (i.e.: building permits, disclosure statements, warranties, environmental correction contracts, inspections, radon test, major repair contracts, etc.).

By signing this document you certify that the above information is true and correct to the best of your knowledge and, except as set forth herein, no material problems exist with respect to the property as of the date of signing. You also authorize the furnishing of this information to any prospective purchaser, listing or selling agent, lender, or other person /entity as deemed necessary by NEI Global Relocation Company.

All parties agree that a signature received via facsimile or electronically via email shall be as legally binding for all purposes as an original signature.

DocuSigned by: Spencer Apple 86964574216F44D...	6/30/2025	Signed by: Fatima M. Hernandez 03A9664E75F945C...	7/1/2025
Seller	Date	Seller	Date
NEI Global Relocation Company	7/1/2025	DocuSigned by: Stephanie Johnson 6CF67E2091FA45A...	
Buyer	Date	By	

Copy received by:

Signature	Date	Signature	Date

Stephanie Johnson

Subject: FW: 2000120-4323 Apple Homeowner's Property Questionnaire

From: Spencer Apple
Sent: Tuesday, July 1, 2025 11:33 AM
To: Stephanie Johnson
Subject: Re: 2000120-4323 Apple Homeowner's Property Questionnaire

External Sender - From:
This message came from outside your organization.
Learn More

.
Apologies. Yes, this was the fence.

On Tue, Jul 1, 2025, 11:43 AM Stephanie Johnson wrote:

> Good morning, Spencer!
>
> Just for confirmation, on section 2A you mentioned that you'd done additions, modifications, alterations, repairs, or replacements made to the property involving the structure. Could you confirm what that was? Was this when you added a fence?
>
> Thank you!
>
> ****Upcoming OOO Alert: 7/9-7/14****
>
> **Our US office will be closed on Friday July 4th, 2025 in observance of Independence Day. **
>
> Stephanie



dotloop signature verification: dtlp.us/ais5-nNiS-Rshf
Docusign Envelope ID: 59F55738-3609-4E64-84A9-8897EBCE3330

NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 801 Brook Bawn Rd, WENDELL, NC 27591
Owner's Name(s): Fatima Montserrat Hernandez Hernandez and Spencer Taylor Apple

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 Initial MEI by SJ
Buyer Initials

Owner Initials FMHH 08/24/25 2:42 PM EDT
Owner Initials SMA 08/23/25 3:50 PM EDT

Initial Here

dotloop signature verification: dtlp.us/VNKU-QZc7-ugpl
Docusign Envelope ID: 59F55738-3609-4E64-84A9-8897EBCE3330

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

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: 10/2023 If not owner-occupied, how long has it been since the owner occupied the property? 08/15/2025	☐	☑	☐
A2. In what year was the dwelling constructed? 2023			☐
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. 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):

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 [____ # of units] Year: 2023

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

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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:_____ 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:_____

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture)			☐

☐ Gas:_____ ☑ Electric: 2023 ☐ 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):

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?	☐	☑	☐

Buyer Initials Initial NEI by SJ
Buyer Initials
Owner Initials FMH 08/24/25 2:42 PM EDT
Owner Initials STM 08/23/25 3:50 PM EDT

Initial Here

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

SUBDIVISION'S HOA COVENANTS

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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) FRED SMITH COMPANY whose regular assessments ("dues") are $ $80 per MONTH.			
The name, address, telephone number, and website of the president of the owners' association or the association manager are: CHRISTINA WALKER (919) 553-9667			
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: Fatima Montserrat Hernandez Hernandez dotloop verified 08/24/25 2:42 PM EDT MRGW-XHLM-EUTW-LO7S Date _____

Owner Signature: Spencer Taylor Apple dotloop verified 08/23/25 3:50 PM EDT AND9-NOVE-KI5M-TBCT Date _____

Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Buyer Signature: Signed by: NEI Global Relocation by: Stephanie Johnson 6CF67E2091FA45A... Date 8/29/2025

Buyer Signature: _____ Date _____

Initial Here _____

Docusign Envelope ID: 59F55738-3609-4E64-84A9-8897EBCE3330

NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 801 Brook Bawn Rd, WENDELL, NC 27591
Owner's Name(s): NEI Global Relocation

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 may 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 subject 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.

See Exhibit 1

Buyer Initials _____ _____ Owner Initials Initial NEI by: SJ
Buyer Initials _____ _____ Owner Initials _____

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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: _____ If not owner-occupied, how long has it been since the owner occupied the property? _____	☐	☐	☐
A2. In what year was the dwelling constructed? 2023			☐
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? _____			☐
A6. Is there a leakage or other problem with the ceiling, roof or related existing damage?	☐	☐	☐
A7. Is there water seepage, leakage, dampness, 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):

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 [____# of units] Year:_____

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

See Exhibit 1

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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:_____ Year:_____ ☐ 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):

See Exhibit 1

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 [illegible]	☐	☐	☐	☐	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):

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 applicable 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?	☐	☐	☐

See Exhibit 1

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

See Exhibit 1

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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) FRED SMITH COMPANY whose regular assessments ("dues") are $ $80 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:			

See Exhibit 1

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: Signed by: NEI Global Relocation by: Stephanie Johnson 6CF67E2091FA45A... Date 8/29/2025

Owner Signature: _____ 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 _____

dotloop signature verification: dtlp.us/Eckz-9llw-fLpH
Docusign Envelope ID: 59F55738-3609-4E64-84A9-8897EBCE3330

This form is required for use in all sales transactions, including residential and commercial.

Working With Real Estate Agents Disclosure
(For Sellers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of the form after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into a written agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: *Check all relationship types below that may apply to this seller.*

☑ **Seller's Agency** (listing agent): The agent who gave you this form (and the agent's firm) must enter into a written listing agreement with you before they begin to market your property for sale. If you sign the listing agreement, the listing firm and its agents would then represent you. The buyer would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

☐ **Dual Agency:** Dual agency will occur if your listing firm has a buyer-client who wants to purchase your property. If you agree in a written agency agreement, the real estate firm, and any agent with the same firm (company), would be permitted to represent you and the buyer at the same time. A dual agent's loyalty would be divided between you and the buyer, but the firm and its agents must treat you and the buyer fairly and equally and cannot help you gain an advantage over the other party.

☑ **Designated Dual Agency:** If you agree in a written agency agreement, the real estate firm would represent both you and the buyer, but the firm would designate one agent to represent you and a different agent to represent the buyer. Each designated agent would be loyal only to their client.

☐ **Buyer Agent Working with an Unrepresented Seller** (For Sale By Owner, "FSBO"): The agent who gave you this form will not be representing you and has no loyalty to you. The agent will represent only the buyer. Do not share any confidential information with this agent.

Note to Seller: *For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.*

Spencer Taylor Apple (dotloop verified 08/23/25 3:50 PM EDT HAKK-0BK8-1IDO-LUKA)		Fatima Montserrat Hernandez Hernandez (dotloop verified 08/24/25 2:42 PM EDT GBZO-GF0U-DPPY-YSFH)		
Seller's Signature	Print Name	Seller's Signature	Print Name	Date

Elba Diaz Lopez	322872	LPT Realty
Agent's Name	Agent's License No.	Firm Name

Initial Here _____

Docusign Envelope ID: 59F55738-3609-4E64-84A9-8897EBCE3330

This form is required for use in all sales transactions, including residential and commercial.

Working With Real Estate Agents Disclosure
(For Sellers)

See Exhibit 1

IMPORTANT

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- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of the form after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into a written agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: *Check all relationship types below that apply to this seller.*

☐ **Seller's Agency** (listing agent): The agent who gave you this form (and the agent's firm) must enter into a written listing agreement with you before they begin to market your property for sale. If you sign the listing agreement, the listing firm and its agents would then represent you. The buyer would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

☐ **Dual Agency:** Dual agency will occur if your listing firm has a buyer-client who wants to purchase your property. If you agree in a written agency agreement, the real estate firm, and any agent with the same firm (company), would be permitted to represent you and the buyer at the same time. A dual agent's loyalty would be divided between you and the buyer, but the firm and its agents must treat you and the buyer fairly and equally and cannot help you gain an advantage over the other party.

☐ **Designated Dual Agency:** If you agree in a written agency agreement, the real estate firm would represent both you and the buyer, but the firm would designate one agent to represent you and a different agent to represent the buyer. Each designated agent would be loyal only to their client.

☐ **Buyer Agent Working with an Unrepresented Seller** (For Sale By Owner, "FSBO"): The agent who gave you this form will not be representing you and has no loyalty to you. The agent will represent only the buyer. Do not share any confidential information with this agent.

Note to Seller: *For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.*

Signed by:
NEI Global Relocation by: Stephanie Johnson
6CF67E2091FA45A...

Seller's Signature	Print Name	Seller's Signature	Print Name	Date
				8/29/2025

Agent's Name	Agent's License No.	Firm Name

Initial Here

dotloop signature verification: dtlp.us/Hs0R-5NGb-IEeI
Docusign Envelope ID: 59F55738-3609-4E64-84A9-8897EBCE3330

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:

Initial		Yes	No	No Representation
NEI by: SJ	1. Mineral rights were severed from the property by a previous owner.	☐	☐	☑
NEI by: SJ	2. Seller has severed the mineral rights from the property.	☐	☑	
NEI by: SJ	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☑	
NEI by: SJ	4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☑
NEI by: SJ	5. Seller has severed the oil and gas rights from the property.	☐	☑	
NEI by: SJ	6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☑	

Buyer Initials

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: 801 Brook Bawn Rd, WENDELL, NC 27591

Owner's Name(s): Fatima Montserrat Hernandez Hernandez and Spencer Taylor Apple

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: Fatima Montserrat Hernandez Hernandez dotloop verified 08/24/25 2:42 PM EDT YHK2-6NKS-DQKD-JA52 Date

Owner Signature: Spencer Taylor Apple dotloop verified 08/20/25 12:33 AM EDT 78LM-K2VV-OY8P-MWFI Date

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: Signed by: NEI Global Relocation by: Stephanie Johnson 6CF67E2091FA45A... Date 8/29/2025

Purchaser Signature: Date

Initial Here

Docusign Envelope ID: 59F55738-3609-4E64-84A9-8897EBCE3330

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 Owners 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.	☐	☐	

See Exhibit 1

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: 801 Brook Bawn Rd, WENDELL, NC 27591

Owner's Name(s): NEI Global Relocation

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Signed by:

Owner Signature: NEI Global Relocation by: Stephanie Johnson Date 8/29/2025

6CF67E2091FA45A...

Owner Signature: _____ Date _____

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 _____

Docusign Envelope ID: 5C442722-B176-4D10-8F78-3A804EEEC32D

HBP RADON PROTECTION

August 6, 2025

Property Listing Agent
c/o Stephanie Johnson
NEI GLOBAL RELOCATION
2707 N. 118th Street
Omaha, NE 68164

RE: Radon Protection Plan File ID # 0150*A*2000120*4323
801 Brook Bawn Road
Wendell, NC

Dear Property Listing Agent:

The HBP Radon Protection (HBP) Plan (the 'plan') is being provided with the sale of the above referenced property by NEI GLOBAL RELOCATION
The Plan is a service agreement, which is issued to the buyer of the property at closing. It provides the buyer, at no cost, radon in air testing and, if necessary, radon mitigation.

The Plan provides buyers with the advantage of more conclusive long-term radon testing and security against potential seller interference. Sellers do not have to deal with pre-sale radon testing and mitigation and, of course, there are no radon related delays.

Following is a brief explanation of each of the enclosures. Your assistance is important to assure proper implementation as well as legal protection for you client. Please make sure the buyer of your listing receives the attached information and signs the Addendum to Sale Contract.

Upon signing the Addendum to Sale Contract, the buyer (representative of) must immediately return document to HBP Radon Protection, via email or mail in order for buyer to receive the HBP Radon Protection Plan benefit.

1. **Sample Service Agreement**
   The sample service agreement form provides information about the mechanics of the Plan as well as Plan terms and conditions. Please provide this sample agreement to the buyer at the time of contract.

2. **Buyer Acknowledgment and Release Statement**
   As indicated, the buyer of the property listed above is provided the Plan at no cost. Although virtually all buyers elect to accept the Plan (Option 1), options are also available for pre-sale radon testing at the buyer's expense (Option 2), as well as for a "no test" option (Option 3).
   At contract, the buyer is to review the terms and conditions for each option, indicate the selected option, and sign the statement in the space provided. The original copy of the executed statement should be attached to the real estate contract. A copy of the executed HBP statement is to be immediately sent to HBP Radon Protection by the buyer (or representative of).
   Presale Test Option (2): If any buyer should select the pre-sale radon test option (2), the radon test must be conducted by an NRPP, NRSB, AND/OR STATE CERTIFIED radon testing contractor, in order for the test results to be accepted. Verify contractor with HBP prior to authorizing test.

3. **Homeowner's Association Release Statement**
   In the event that this property is not a single family detached home, the attached form is given to the buyer. If elevated radon levels are detected, this document must be signed by an HOA representative in order for HBP to proceed with mitigation.

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HBP RADON PROTECTION

Service Agreement Number

Client Number

File Number

Service Agreement Effective Dates

Service Agreement Holder

Name

Property Address

RADON PROTECTION PLAN SERVICE AGREEMENT

The HBP Radon Protection ® Plan is a product of HBP Radon Protection (HBP). HBP is providing to you, the Service Agreement Holder, an alpha track radon testing device and appropriate instructions to conduct a home radon test of the premises at the above stated property address. Should the result of this test indicate an average radon concentration at or above the EPA guideline of 4 pCi/l, HBP will pay for all necessary costs of mitigating the above premises to an average radon concentration below 4 pCi/l with such mitigation performed by a NRPP (National Radon Proficiency Program), NRSB (Nation Radon Safety Board) and/or state listed radon mitigation contractor in accordance with EPA guidelines. Subsequent to the completion of radon mitigation, HBP will provide the Service Agreement Holder an alpha track radon detector to confirm that the radon concentration has been reduced to an average concentration under 4 pCi/l. To qualify for mitigation cost payment by HBP, the Service Agreement Holder must deploy the lpha track radon detector provided for the initial radon test for a period of 120 days as indicated in the testing protocol, and return this detector to the laboratory prior to expiration date of this Agreement. By deploying the radon detector, the Service Agreement Holder accepts the terms and conditions of this Service Agreement. This Service Agreement is applicable only to single family detached homes, unless otherwise agreed to by HBP. The Service Agreement Holder should carefully review how the plan works and terms and conditions of this Service Agreement as indicated on the back of this agreement. Such terms and conditions are an integral part of this agreement.

Acceptance of this Plan indicates the Service Agreement Holder(s) understands that the Surgeon General and the U.S. Environmental Protection Agency have stated that exposure to radon gas may present a potential health hazard. The HBP Radon Protection Plan provides for long-term radon testing and radon mitigation, should radon mitigation be deemed necessary. The Service Agreement Holder(s) failure to return the exposed radon detector by the expiration date of the Agreement will void the Agreement, and should that occur, HBP shall have no further obligation to the Service Agreement Holder resulting from this Service Agreement.

KEEP THIS AGREEMENT WITH YOUR HOME RECORDS

HBP Radon Protection

SAMPLE

Docusign Envelope ID: 5C442722-B176-4D10-8F78-3A804EEEC32D

HBP RADON PROTECTION PLAN SERVICE AGREEMENT

HBP RADON PROTECTION

How The Plan Works/Terms and Conditions

1. After the closing of the purchase of the home covered by this Service Agreement, HBP will send to the Service Agreement Holder the HBP Radon Protection Plan home radon test kit, which will include one Radtrak^3® alpha track radon gas detector, return mailer, Measurement Commission Instructions and Data Sheet.

2. Upon receipt of the home radon test kit, Service Agreement Holder deploys the alpha track radon detector in accordance with provided instructions. Service Agreement Holder is urged, immediately after detector deployment, to login to www.radonline.com using their Commission Number and password and update all detector information including monitoring start date and location. Entering this information will assure HBP that the detector has been deployed and will provide the deployment date which will be used by HBP as a means to send the Service Agreement Holder a reminder to return the detector at the appropriate time.

3. Detector is deployed for a period of 120 days. The alpha track detector will measure the average radon concentration for the deployment period.

4. If the Service Agreement Holder has entered their monitoring period via www.radonline.com as indicated in #2 above, approximately 110 days subsequent to the deployment date, HBP will send a notification to the Service Agreement Holder to retrieve the detector, update their monitoring End Date on www.radonline.com, and use the postage paid mailer to return their test to lab for analysis.

5. Upon receipt, the detector will be analyzed and the laboratory will notify Service Agreement Holder in approximately two weeks the result of the 120 day radon measurement.

6. If the test result is under the EPA action level of 4pCi/l (4 picocuries per liter of air), a clearance document will be sent to the Service Agreement Holder and no further action will be required and HBP shall have no further obligation to the Service Agreement Holder.

7. If the test result is equal to or above the EPA action level of 4pCi/l, HBP will advise the Service Agreement Holder that radon mitigation is recommended. HBP will arrange for mitigation with a NRPP, NRSB and/or state certified radon mitigation contractor(s)within our network, assure that mitigation has been performed, and pay all standard mitigation costs directly to the radon mitigation contractor. If the Service Agreement Holder declines services by the HBP radon mitigation contractor, the Service Agreement Holder shall be required to sign a waiver releasing HBP of all responsibilities as noted herein.

8. 8. Service Agreement Holder may elect to conduct, at any time prior to the Service Agreement Expiration date, an additional 120 day radon test, utilizing any NRPP, NRSB, and/or state listed long term detector at their expense. If the results of this additional test are at or above the EPA action level of 4pCi/l, HBP will arrange for mitigation with a NRPP, NRSB, and/or state certified radon mitigation contractor(s) within our network, assure that mitigation has been performed, and pay all standard mitigation costs directly to the radon mitigation contractor. If the Service Agreement Holder declines services by the HBP radon mitigation contractor, the Service Agreement Holder shall be required to sign a waiver releasing HBP of all responsibilities as noted herein.

9. Subsequent to mitigation, HBP will send to the Service Agreement Holder a Radtrak^3® alpha track radon gas detector, which will be deployed in the same location as the initial test detector for a period of 120 days to confirm that the average radon concentration has been reduced to below the EPA action level of 4pCi/l. If the result of the post mitigation radon test is 4pCi/l or higher, HBP will arrange for the mitigation contractor to return and take corrective action. HBP will again provide a Radtrak^3® alpha track radon gas detector to the Service Agreement Holder for post mitigation testing to confirm that the radon concentration has been reduced to below 4pCi/l. Post mitigation testing must be started and concluded within one year of the completed mitigation.

10. Service Agreement Holders whose property has required radon mitigation are advised to conduct an annual radon mitigation system maintenance inspection to assure the system is in good working order. The cost of this recommended inspection is not covered under this Service Agreement.

11. HBP does not guarantee future home radon levels will be below 4pCi/l. Radon levels in a home may change for many reasons, including, but not limited to, changes in weather conditions, changes in water table or soil conditions, changes in the structure of the home, or changes in heating and air conditioning system operation. It is therefore recommended that the Service Agreement Holder conduct a long term radon test of at least 120 days annually.

12. HBP GUARANTEES ONLY THE ACCURACY OF THE RADON TEST AND DOES NOT GUARANTEE THE HEALTH SAFENESS OF THE EPA ACTION LEVEL OF 4pCi/l. THIS SERVICE AGREEMENT PROVIDES FOR MITIGATION SERVICES FOR THE MEASURED RADON LEVELS AT OR ABOVE 4pCi/l. HBP WILL NOT BE RESPONSIBLE FOR FUTURE MITIGATION TO LOWER RADON LEVELS SHOULD THE EPA REDUCE THEIR RECOMMENDED RADON ACTION LEVEL. HBP MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EXCEPT THOSE STATED ABOVE.

13. HBP'S LIABILITY FOR DAMAGES FROM ANY CAUSE WHATSOEVER, AND REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, PRODUCT LIABILITY, TORT OR OTHERWISE, INCLUDING NEGLIGENCE, SHALL BE LIMITED TO THE AMOUNT PAID TO HBP FOR THE RADON PROTECTION PLAN IN CONNECTION WITH THE TESTED PREMISES OR TO ANY OTHER PERSON FOR ANY CLAIM OR DAMAGE, INCLUDING PERSONAL INJURY AND DIMINUTION OF PROPERTY VALUE, ARISING, DIRECTLY OR INDIRECTLY, FROM THE FURNISHING OF ITS SERVICES PURSUANT TO THE RADON PROTECTION PLAN. UNDER NO CIRCUMSTANCES SHALL HBP BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, SPECIAL OR EXEMPLARY DAMAGES.

14. NO PERSON, FIRM OR REPRESENTATIVE, IS AUTHORIZED TO ASSUME ANY OBLIGATION TO MAKE ANY WARRANTY ON BEHALF OF HBP OTHER THAN AS STATED ABOVE.

SAMPLE

Initial Here _____

Docusign Envelope ID: 5C442722-B176-4D10-8F78-3A804EEEC32D

RPP EFFECTIVE DATE 08/06/2025

ADDENDUM TO SALE CONTRACT BUYER ACKNOWLEDGMENT AND RELEASE STATEMENT

HBP RADON PROTECTION

Please accept and initial on one of the three options below. Buyer(s) indicate their agreement to the terms and conditions of the selected option as indicated on page 2 of this statement.

A copy of this signed agreement must be emailed or mailed to HBP Radon Protection.

hbp@homebuyerspreferred.com
1 East 22nd St, Suite 200, Lombard, IL 60148

OPTION 1 _____ I/We have received, read, understand and accept the HBP Radon Protection Plan Service Agreement (sample attached), which is provided at no cost as a part of the purchase of this Property. Buyer will receive the Service Agreement and a free long-term radon test after closing, and subsequent radon mitigation, if necessary, under the terms and conditions of the Service Agreement.

OPTION 2 _____ I/We elect to conduct a radon test prior to sale. **Test will be performed by an NRPP, NRSB, or State certified radon testing contractor**. Arrangement and payment for any pre-sale radon test will be the full responsibility of the buyer. Buyer will verify contractor with HBP Radon Protection prior to authorizing test. HBP Radon Protection is responsible for radon mitigation, if necessary, under the terms and conditions indicated on page 2 of this statement.

OPTION 3 _____ I/We do not accept the HBP Radon Protection Plan.

Buyer Information

Buyer(s) Name: _____

Email Address*: _____

*Email address required for all future correspondence with HBP. Plan information, reminders, and results will all be emailed to this address. HBP will not solicit to or sell email address collected for the purpose of the Radon Protection Plan.

Property

Street Address: 801 Brook Bawn Road

City, State Zip: Wendell, NC

Closing

Scheduled Close Date: _____

Occupancy Date (If Different): _____

Please select Option 1,2, or 3 above before signing. If an option is NOT selected, we will have to send back again for execution.

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Seller Acknowledgement: Signed by: MEI Global Relocation by: Stephanie Johnson 6CF67E2091FA45A... Date: 8/29/2025

(Relocation Company or Corporate Seller)

Docusign Envelope ID: 5C442722-B176-4D10-8F78-3A804EEEC32D

BUYER ACKNOWLEDGMENT AND RELEASE TERMS AND CONDITIONS

HBP RADON PROTECTION

Option 1 BUYER ACCEPTS THE HBP RADON PROTECTION PLAN

The Buyer understands that radon gas is a naturally occurring radioactive substance present in virtually all homes in varying concentrations; and that according to many governmental agencies, including United States Environmental Protection Agency (U.S. EPA), exposure to indoor radon may be a health hazard, depending upon the concentration and exposure period of individuals.

The Buyer has received, read, understood and accepted the HBP Radon Protection Plan Service Agreement ("Plan"). The Plan is a product of HBP Radon Protection, (HBP), and is provided at no cost to the Buyer as a part of the purchase of the Property. The Plan provides for long-term radon testing and, if necessary, mitigation. The Buyer understands and agrees that HBP will mail the Plan, a test kit and instructions after closing (settlement), and that radon testing and any necessary mitigation will occur after the sale is completed. Buyer has the length of the service agreement (one year) to complete the 120 day, long-term radon test.

The Buyer understands and agrees that HBP is solely responsible to provide the Plan radon testing service, and to arrange and pay for any necessary radon mitigation, as these are explained and defined in the written Service Agreement.

In consideration of receipt of the Plan, and for other consideration, Buyer agrees to the terms and conditions of the Plan and further agrees to hold harmless all parties to this Agreement, including but not limited to Seller and their agents and representatives, except HBP, from any and all claims, actions or expenses arising out of the existence, testing, or remediation of indoor radon in the Property.

Option 2 BUYER ELECTS TO CONDUCT A RADON TEST PRIOR TO CLOSING

Arrangement and payment for any pre-sale radon test will be the full responsibility of the Buyer.

Radon mitigation coverage will be based upon submission to HBP of a radon gas test report indicating an average radon measurement the result of which is 4pCi/l or greater. The radon test must be conducted by a NRPP (National Radon Proficiency Program), NRSB (National Radon Safety Board), and/or state certified radon testing contractor, utilizing a NRPP, NRSB, and/or state listed radon testing device. NRPP, NRSB, and/or state radon testing protocols must be followed.

*If state has regulatory certification requirement for radon contractors, testing contractor must possess a current state certification, else NRPP and/or NRSB certification is required in locations where no state radon certification requirement exists.

Based upon a radon test result of 4pCi/l or greater, and the adherence to the above stated terms and conditions, HBP will arrange for mitigation with a professional radon mitigation contractor, assure that mitigation has been performed, and pay all standard mitigation costs directly to the radon mitigation contractor. Radon test reports must be submitted to HBP at least four weeks prior to the close date to assure that mitigation is scheduled prior to closing, else mitigation may be scheduled after close.

Any post mitigation short-term radon test, as with the pre-mitigation test, will be the responsibility of the Buyer. Because of the uncertainty inherent in short-term radon tests, HBP cannot guarantee that the post-mitigation radon level has been reduced to under 4pCi/l, based upon a post-mitigation short-term test. Subsequent to closing, HBP will provide the Buyer with the Plan's long-term alpha track radon test to assure that the post-mitigation radon level has been reduced to under 4pCi/l. If the result of the post-mitigation long-term test is 4pCi/l or higher, HBP will arrange for the mitigation contractor to return and take corrective action. HBP will again provide for post-mitigation testing until it is confirmed that the radon concentration has been reduced to below 4pCi/l.

Buyer understands that he/she/they are responsible for any pre-sale and post mitigation short term radon test and that HBP is responsible for radon mitigation under the terms and conditions described above.

Buyer agrees therefore, to hold harmless all parties to this agreement including but not limited to Seller and their agents and representatives from any and all claims, actions, or expenses arising out of the existence of indoor radon in the Property.

Option 3 BUYER REJECTS THE PLAN AND DECLINES TO CONDUCT A RADON TEST PRIOR TO SALE

The Buyer understands that radon gas is a naturally occurring radioactive substance present in virtually all homes in varying concentrations; and that according to many governmental agencies, including United States Environmental Protection Agency (U.S. EPA), exposure to indoor radon may be a health hazard, depending upon the concentration and exposure period of individuals.

The Seller has offered to the Buyer, at no cost, the HBP Radon Protection Plan, which provides for long-term testing and, if necessary, radon mitigation after the completed sale as described in Option 1 above. The Seller has offered to the Buyer, radon mitigation coverage under the terms and conditions as described in Option 2 above.

The Buyer rejects these offers from the Seller and agrees to hold harmless all parties to this agreement, including but not limited to Seller and their agents and representatives from any and all claims, actions, or expenses arising out of the existence of indoor radon in the Property.

Initial Here _____

Docusign Envelope ID: 5C442722-B176-4D10-8F78-3A804EEEC32D

Homeowner's Association Release Statement

HBP RADON PROTECTION

August 6, 2025

HBP Preferred File ID # 0150*A*2000120*4323

Property Address: 801 Brook Bawn Road
Wendell, NC

In the event the above listed property has a Homeowner's Association (HOA) and elevated radon radon gas in air levels are detected, this form MUST be completed by the HOA in order for HBP Radon Protection to proceed with mitigation for this property.

TO THE HOMEOWNER'S ASSOCIATION ON THE PROPERTY LISTED ABOVE:

The Board of Directors from (Name of HOA) _____ has given authorization to allow the above referenced property to be tested, and if necessary, mitigated for radon gas, which is a naturally occurring radioactive substance present is virtually all homes in varying conditions; and that according to many government agencies, including the United States Environmental Protection Agency (U.S. EPA), exposure to indoor radon may be a health hazard, depending upon the concentration and exposure period of individuals.

Should the radon test results indicate an average concentration at or above the EPA action level of 4pCi/l, HBP Radon Protection will arrange for mitigation of the above-indicated property. The mitigation may involve installing a sub slab depressurization system to be completed by a professional radon mitigation contractor.

Please sign below to indicate that if radon mitigation is necessary, that you, the Homeowner's Association, agree to allow a sub slab depressurization system to be installed in this property.

If you have any questions or concerns, please contact HBP Radon Protection Customer Service.

Please return this form to HBP Radon Protection via email, or mail.
Email:hbp@homebuyerspreferred.com

ACKNOWLEDGED AND AGREED TO:

By: _____

Title: _____

Date: _____

Homeowner's Association: _____

Phone Number: _____

Exhibit 1

Buyer understands that Seller is a relocation management company and has never physically occupied the property; therefore, Buyer should satisfy themselves as to the condition of the property prior to closing. Seller makes no representations or guarantees, expressed or implied, as to the condition of the property. Any property inspections received by NEI Global Relocation Company are attached to and referenced in NEI Global Relocation Company's Inspection Disclosure Addendum.

Buyer's Signature	Date
Buyer's Signature	Date