FINAL 10/28/26

NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: **1114 Tanglewood Dr., Cary, NC 27511**
Owner's Name(s): **William G. Wagner, Wendy J. Wagner**

North Carolina law N.C.G.S. 47E requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
- If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: **"Dwelling"** means any structure intended for human habitation, **"Property"** means any structure intended for human habitation and the tract of land, and **"Not Applicable"** means the item does not apply to the property or exist on the property.

OWNERS: The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed by a broker even after repairs are made.

BUYERS: The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. **Buyers are strongly encouraged to:**

- Carefully review the entire Disclosure Statement.
- Obtain their own inspections from a licensed home inspector and/or other professional.

DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

- **Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.**
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials _____ Owner Initials WGW
Buyer Initials _____ Owner Initials WJW

Town & Country Realty, Inc., 105 Ludlow Court Cary NC 27513 Phone: 9196149100 Fax: 9193037653 1114 Tanglewood Dr.
Mike Montpetit
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: 11/6/1984 If not owner-occupied, how long has it been since the owner occupied the property? _____	☒	☐	☐
A2. In what year was the dwelling constructed? 1984			☐
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? 2016			☐
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☒	☐
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☒	☐
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☒	☐
A9. Has the dwelling ever experienced damage due to a fire?	☐	☒	☐
A10. Have you ever filed a claim for fire damage to the dwelling with any insurance provider?	☐	☒	☐

A11. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR
Foundation	☐	☐	☒	☐
Slab	☐	☐	☒	☐
Patio	☒	☐	☐	☐
Floors	☐	☐	☒	☐
Windows	☐	☐	☒	☐
Doors	☐	☐	☒	☐
Ceilings	☐	☐	☒	☐
Deck	☐	☐	☒	☐
Attached Garage	☐	☐	☒	☐
Fireplace/Chimney	☐	☐	☒	☐
Interior/Exterior Walls	☐	☐	☒	☐
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) ☒ Furnace [2 # of units] Year(s): 2026 ☐ Heat Pump [____# of units] Year(s): _____ ☐ Baseboard [____# of units] Year(s): _____ ☐ Other: _____ [____# of units] Year(s): _____			☐

	Yes	No	NR
B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)			☐

☒ Central Forced Air [2 # of units] Year(s): 2026 ☐ Wall/Windows Unit(s): [___ # of units] Year(s): ____
☐ Other: _____ [___ # of units] Year(s): ____

B5. What is the dwelling's fuel source? (Check all that apply) ☐

☒ Electricity ☒ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☐ Other: _____
Provider: _____ Leased/Owned: _____ Above/Below Ground: _____ Year: _____

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

_____
_____
_____

SECTION C.
PLUMBING/WATER SUPPLY/SEWER/SEPTIC

	Yes	No	NR
C1. What is the dwelling's water supply source? (Check all that apply)			☐

☒ City/County ☐ Shared well ☐ Community System ☐ Private well ☐ Other: _____

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

☐ Quality ☐ Pressure ☐ Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? _____

C2. The dwelling's water pipes are made of what type of material? (Check all that apply) ☐

☒ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene ☐ Other: _____

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☒ Gas: _____ ☐ Electric: _____ ☐ Solar: _____ ☐ Other: _____

C4. What is the dwelling's sewage disposal system? (Check all that apply) ☐

☐ Septic tank with pump ☐ community system ☐ Septic tank ☐ Drip system
☒ Connected to City/County System ☐ City/County system available ☐ Other: _____
☐ Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? _____ ☐ No Records Available
Date the septic system was last pumped: _____

C5. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR
Septic system	☐	☐	☐	☐	Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☒	☐
Sewer system	☐	☐	☒	☐	Water supply (water quality, quantity, or pressure)	☐	☐	☒	☐

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

_____
_____
_____
_____

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):

WGW WW E3. DECK WAS REPLACED IN 2026 WITH SAME FOOTPRINT WITHOUT BUILDING PERMIT

SECTION F.
ENVIRONMENTAL/FLOODING

	Yes	No	NR
F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?	☐	☒	☐

	Yes	No	NR
F2. Is there an environmental monitoring or mitigation device or system located on the property?	☐	☒	☐
F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property?	☐	☒	☐
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?	☐	☒	☐
F5. Is the property located in a federal or other designated flood hazard zone?	☐	☒	☐
F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?	☐	☒	☐
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?	☐	☒	☐
F8. Is there a current flood insurance policy covering the property?	☐	☒	☐
F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?	☐	☒	☐
F10. Is there a flood or FEMA elevation certificate for the property?	☐	☒	☐

NOTE: An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

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

SECTION G.
MISCELLANEOUS

	Yes	No	NR
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property?	☐	☒	☐
G2. Is the property subject to a lease or rental agreement?	☐	☒	☐
G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit?	☐	☐	☒

Explanations for question in Section G (identify the specific question for each explanation): COVENANTS - NO KNOWLEDGE OF ENFORCEMENT IN 42 YEARS

SECTION H.
OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

	Yes	No	NR
H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments?	☐	☒	☐
If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:			
a. (specify name) _____ whose regular assessments ("dues") are $ _____ per _____.			
The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____			
b. (specify name) _____ whose regular assessments ("dues") are $ _____ per _____.			
The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____			
c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject?			
If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____			
H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner?	☐	☐	☐
If "yes," state the amount of the fees: _____			
H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?	☐	☐	☐
If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____			
H4. Is there any unsatisfied judgment or pending lawsuits against the association?	☐	☐	☐
If "yes," state the nature of each unsatisfied judgment or pending lawsuit:			

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

_____

_____

_____

_____

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

Owner Signature: William G. Wagner **William G. Wagner** Date 10/16/2026

Owner Signature: Wendy J. Wagner **Wendy J. Wagner** Date 10-24-26

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

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____

Docusign Envelope ID: 6FADB778-E932-848A-81A0-B605620BD3B9

STATE OF NORTH CAROLINA
MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b).** including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check √ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/ or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/ or oil and gas rights from the owner or by reservation of the mineral rights and/ or oil and gas rights by the owner. If mineral rights and/ or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

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

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: **1114 Tanglewood Dr., Cary, NC 27511**

Owner's Name(s): **William G. Wagner, Wendy J. Wagner**

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: William G. Wagner 7CECB1C44B974D0... **William G. Wagner** Date 10/15/2026

Owner Signature: Wendy J. Wagner BD6CB2C879BE462... **Wendy J. Wagner** Date 10/15/2026

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 _____

SQUARE FOOTAGE DISCLOSURE

The measurements and square footage have been made and calculated by the listing agent, a licensed real estate agent, or by someone experienced on behalf of the agent. The agent or the listing company has entered them into the multiple listing service. The information is deemed to be reliable but not guaranteed.

Room measurements and square footage can be imprecise and some dwellings are more difficult due to their shape. You may wish to seek the assistance of a State-licensed or State-certified appraiser or an experienced engineer or architect to calculate the square footage for you.

For the property located at: 1114 Tanglewood Dr., Cary, NC 27511

By: DocuSigned by: Mike G. Montpetit 5EB74550B918435... Date: 10/30/2026

Town & Country Realty Inc.

Acknowledged

By:_____ Date_____

Buyer

By:_____ Date_____

Buyer

Mike Montpetit, CRS, Town & Country Realty Inc.
www.TCRNC.com - Office: 919-303-9800

Wake County Disclosure:

Throughout Wake County there are changes and proposed changes that occur every day. Some changes could affect the property you are considering to purchase. Your Town & Country Realty agent can assist you with questions regarding your home and the surrounding area. Each buyer has different questions and concerns about individual factors that might affect their new home. Below is a list of topics, and instructions about how to obtain additional information on those issues.

- **Wake County Public Schools:** MLS typically provides the current public school assignments for the property. Each year Wake Co. Public School System does reassign some students for various reasons, including the opening of new schools. For more information please call 919-431-7400 or visit their website at www.wcpss.net .

- **New Roads:** Local, state and federal road projects are underway throughout Wake County. The largest of those projects is the "I-540 Outer Loop." For information on that project and others, please contact the local planning office or NCDOT at www.dot.state.nc.us .

- **Airplanes:** Raleigh Durham International Airport (RDU) is located in Wake County along with several smaller airports located throughout the county. Depending on the location of your new home, you might experience aircraft related noise from time to time. The RDU Airport Authority is constantly considering changes to the airport. For specific information on flight patterns and airport activity please refer to www.rdu.com .

- **Trains:** There are several active railroads within Wake County. Please refer to a local map for those locations in relation to your new home. Trains are scheduled by various organizations including AMTRAK, Norfolk Southern and NC DOT.

- **Adjoining Properties:** It is understood by the Buyer that the Seller, or the Seller's representatives, cannot represent or guarantee the zoning or land usage for the property beyond the boundaries of the subdivision as recorded. Please contact the local town or cities planning staff for additional information.

- **Utility Easements and Power Plants:** The recorded subdivision map will reflect all easements known on the property at the time of recording. Wake County is also the home of the Shearon Harris Nuclear Power Plant operated by Duke Energy Progress. It is located along the south western border of the county off US1 South in New Hill. Their web address is www.duke-energy.com or call 844-388-7425.

- **The North Carolina General Assembly** has provided a web address for the public to have access to the addresses of registered convicted Child Sex Offenders. That website is http://www.wakegov.com/sheriff/divisions/Pages/sexoffend.aspx. Such problems are no more or less common in the Triangle area than elsewhere in other metropolitan areas. The General Assembly has not deemed this information to be a material fact in respect to real property transfers, but we feel you have the right to know how to obtain this information.

- **Buyer is responsible for checking any past insurance claims** for previous damages & repairs that might show up on the CLUE Report.

By signing below we acknowledge the receipt of this document as an attachment to the Purchase.

Buyer: _____ Date: _____

Buyer: _____ Date: _____