Property Disclosure Statement

Offerpad

This Offerpad Property Disclosure Statement ("Disclosure") contains important information about the Property. Review it carefully and verify all information. It is important to remember that Offerpad, its agents and representatives, have never occupied the Property and there are likely facts about the Property that Offerpad does not know. Offerpad does not guarantee the physical condition of the Property and you should not rely solely on this Disclosure or any other reports or disclosures provided by Offerpad. A general physical home inspection does not cover all aspects of the Property. You should thoroughly investigate the condition of the Property personally and with professionals of your choosing.

PROPERTY AND OWNERSHIP

Property Address: 4107 Maynard Cir, Franklinton, NC 27525 ("Property").

	YES	NO	
1	☐	☑	Are you aware of any disputes regarding the Property?
2	☐	☑	Are you aware of any unrecorded easements, lot line disputes, or encroachments?
3	☐	☑	Are you aware of any issues related to permits or code violations?

BUILDING INFORMATION

	YES	NO	
4	☐	☑	Are you aware of any past or present roof problems?
5	☐	☑	Are you aware of any roof repairs?
6	☐	☑	Are you aware of any past or present cracks or settling to the foundation or slab?
7	☑	☐	Are you aware of any repairs to the foundation or slab? installed new vapor barrier
8	☐	☑	Are you aware of any past or present damage caused by wood-destroying organisms?
9	☐	☑	Are you aware of any past or present treatment for wood-destroying organisms?
10	☐	☑	Are you aware of any other structural problems or repairs?
11	☐	☑	Are you aware of any past or present water leaks?
12	☐	☑	Are you aware of any previous water damage to the ceilings?
13	☐	☑	Are you aware of any past treatment for mold or possible mold
14			**Notice: Offerpad, its agents and representatives, are not experts in the field of mold. If mold is material to you, it must be investigated during the inspection period.**
15	☐	☑	Are you aware of any past or present animals in the Property?
16	☐	☑	Have you performed any treatments for odors?

PERMITS AND APPROVALS

Improvements or alterations may have been made to the Property prior to Offerpad's purchase of the Property which may have required permits or association approvals. You should verify whether any permits or association approvals were required or obtained for the Property.

HVAC, PLUMBING AND POOL

	YES	NO	
17	☑	☐	Are you aware of any past or present problems with the heating or cooling system?
18	☑	☐	Are you aware of any repairs to the heating or cooling system?
19	☐	☑	Are you aware of the existence of polybutylene pipes?
20	☐	☑	Are you aware of the existence of galvanized pipes?
21	☑	☐	Are you aware of any past or present plumbing problems?
22	☑	☐	Are you aware of any plumbing repairs?
23	☐	☑	Are you aware of any past or present problems with the swimming pool / spa?
24	☐	☑	Are you aware of any past or present problems with the pool equipment?
25	☐	☑	Are you aware of any repairs to the pool?

Notice: Contact a professional to verify sewer connection.

ELECTRICAL AND OTHER SYSTEMS

	YES	NO	
26	☐	☑	Are you aware of any past or present problem with the electrical system?
27	☐	☑	Are you aware of any leased system on the Property?
28	☐	☑	Are you aware of any problem with a leased system on the Property?

MLS INFORMATION

The information contained in any advertisement regarding the Property, including the information contained in the MLS, is believed to be reliable, but not guaranteed. If any information contained in the MLS is material to you, it must be verified during the inspection period.

ADDITIONAL EXPLANATIONS

21-22: Total Coliform at well above federal limit - [Treatment Pending].

Septic distribution Box at Septic cracked and deteriorated - Root intrusion noted at inlet and outlet lid and inside tank

SELLER SIGNATURE: Offerpad provides this Disclosure to Buyer(s) as a supplement to, and not in place of, Buyer(s) inspections and investigations concerning all conditions and items material to Buyer(s). Offerpad, its agents and representatives, have never occupied the Property.

OFFERPAD, LLC, or its affiliated entity

Vaughn Bair — 11 / 05 / 2026

By Authorized Representative — Date

BUYER ACKNOWLEDGMENT: Buyer acknowledges that Offerpad, its agents and representatives, have never occupied the Property. Buyer acknowledges its obligation to investigate any important facts and documentation related to all aspects of the Property and the surrounding area. Buyer is encouraged to obtain Property inspections from licensed contractors for all important parts, systems or conditions of the Property, regardless of whether such parts, systems or conditions are included in Buyer's home inspection report or this Disclosure.

Buyer's Signature — Date

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