GRAEBEL RELOCATION SERVICES WORLDWIDE, INC.
HOMEOWNER DISCLOSURE STATEMENT

INSTRUCTIONS TO THE HOMEOWNER(S): Please complete the following form by placing an "X" in the appropriate box for each question. Please do not skip any questions. If the question does not apply to the property, write "N/A" in one of the boxes for that question. If the answer to any question requires a more detailed explanation than is possible in the space provided, please explain your answer on an attached sheet.

Homeowner Name: DANIEL FLORIN MICLAUSI
Homeowner Name: AnnaLaura Miclausi

Property Address: 1259 Shaw View Alley, Unit 201, Raleigh, NC, 27601

Date Purchased: 06/13/2025

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURES TO THE BEST OF MY/OUR CURRENT ACTUAL KNOWLEDGE REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER, OR ON WHAT TERMS, TO PURCHASE THE PROPERTY. I/WE FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

A. Type of property: ☐ Single Family, ☐ Duplex, ☐ Zero Lot Line/Town House, ☑ Condominium, ☐ Townhome/PUD, ☐ Other (please specify):			
B. What are the approximate dimensions of the property? 2452 sqft			
C. What is the approximate acreage of the property? acres			
D. Do you have legal authority to sell the property?	☑	☐	☐
E. Do you own the property in fee simple?	☑	☐	☐
F. Is the property subject to a ground lease (defined as a situation where a third party owns the land and leases the land to the person who owns the buildings on the land)?	☐	☑	☐
G. Are there any written agreements for joint maintenance of an easement or right of way?	☐	☐	☑
If yes, explain:			
H. Did you acquire the property by a special deed or a manner other than through a general warranty deed?	☐	☑	☐
I. Do you own the property jointly with another?	☐	☑	☐
J. Does another entity, such as a corporation, limited liability company, partnership, land trust or other form of entity control the property with you?	☐	☑	☐
K. Is title to the property subject to any of the following rights in favor of third parties:			
(1) First right of refusal (defined as a right to purchase the property which arises if a third party makes an offer to purchase the property which is acceptable to the owner)	☐	☑	☐
If yes, explain:			
(2) Option to purchase (defined as a right to purchase the property upon agreed terms in the future)	☐	☑	☐
If yes, explain:			
(3) Lease or rental agreement (defined as a right of a tenant to occupy all or a portion of the property)	☐	☑	☐
If yes, explain:			
(4) Life estate (defined as the right of a person to occupy all or a portion of the property as long as they are alive)	☐	☑	☐
If yes, explain:			
(5) Reservation of mineral rights (defined as the right to extract minerals from the property which has been retained by a prior owner of the property)	☐	☑	☐

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If yes, explain:			
L. Are there, or have there ever been, any encroachments, overlaps, boundary disputes (e.g., disagreements or lawsuits), unrecorded easements, or boundary agreements (written or verbal) related to the property?	☐	☑	☐
If yes, explain:			
M. Are there any rights of way, easements, or access limitations that may affect the owner's use of the property?	☐	☑	☐
If yes, explain:			
N. Is there any study, survey project, or notice that would adversely affect the property?	☐	☑	☐
If yes, explain:			
O. Are there any pending or existing bonds or assessments against the property?	☐	☑	☐
If yes, explain:			
P. Have there ever been any zoning violations or nonconforming uses on the property?	☐	☑	☐
If yes, explain:			
Q. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?	☐	☑	☐
If yes, explain:			
R. Is there a boundary survey for the property? If yes, attach survey.	☐	☐	☑
S. Are the property's boundaries marked?	☐	☑	☐
If yes, explain:			
T. Are there any covenants, conditions, or restrictions which affect the property?	☐	☑	☐
If yes, explain:			
U. Is the property accessed by public ☑ or private road ☐?	☐	☐	☐
If private, what yearly upkeep amount is paid by the property owner?			
If private, explain road upkeep in detail:			
V. Are there any planned road widenings or extensions which may affect the property?	☐	☑	☐
W. Is the property located in, or in close proximity to, a historic preservation area?	☐	☑	☐
X. Is the property located in, or in close proximity to, a special tax district?	☐	☑	☐

A. Household Water				
(1) The source of the water is:	Public ☑	Community ☐	Private ☐	Shared ☐
(2) Water source information:				
a. Are there any written agreements for shared water source?	☐	☑	☐	
If yes, explain:				
b. Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?	☐	☑	☐	
If yes, explain:				
c. Has there been repairs, treatments, or changes to the water source or water supply system for this property?	☐	☐	☑	
If yes, explain:				
d. Has there been or are you aware of any environmental/safety concerns for the water source supplied to the property (private well or community well)? This would include any community notifications by federal, state, or local authorities and events that could compromise the water supply to the property.	☐	☑	☐	
If yes, explain:				
e. If there is a private well on the property, has there been potable water testing, and has there ever been potable water failure determination?	☐	☐	☑	
If yes, explain:				

f. Are any problems or repairs needed (e.g., water pressure or water flow problems)?	☐	☑	☐
If yes, explain:			
g. Does the source provide an adequate year round supply of potable water?	☑	☐	☐
If no, explain:			
h. Are there any water treatment systems (softener, purifier, etc.) for the property?	☐	☑	☐
If yes, explain, and state if the system(s) is/are leased or owned:			
B. Irrigation			
(1) Are there any water rights for the property?	☐	☐	☑
If yes, explain:			
(2) If they exist, to your knowledge, have the water rights been used during the last five (5) year period?	☐	☐	☑
If yes, explain:			
(3) If so, is the certificate available?	☐	☐	☐
Explain:			
C. Outdoor Sprinkler System			
(1) Is there an outdoor sprinkler system for the property?	☐	☑	☐
(2) Are there any defects in the outdoor sprinkler system?	☐	☑	☐
If yes, explain:			
(3) If sprinkler systems are present on the property, are the systems being used to control and manage potential expansive soils structural effects on the house structure?	☐	☑	☐
If yes, explain:			
(4) Are you aware of or do you have knowledge of defects or repairs to the sprinkler system now or in the past?	☐	☑	☐
If yes, explain:			

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A. The property is served by:	Public Sewer Main ☑	Septic Tank System ☐		
Other (describe):				
B. If the property is served by a public or community sewer main, is the house connected to the sewer main?		☑	☐	☐
If no, explain:				
C. Is the property currently subject to a sewer capacity charge?		☐	☑	☐
If yes, explain:				
D. If the property is connected to a septic system:				
(1) Was a permit issued for its construction, and was it approved by the municipality or county following its construction?		☐	☑	☐
(2) On what date was it last pumped:				
(3) Is the septic system able to be pumped without removing any structures?		☐	☑	☐
(4) Are there, or have there ever been, any defects in the operation of the septic system?		☐	☑	☐
If yes, explain:				
(5) On what date was it last inspected:				
By whom:				
(6) For how many bedrooms was the system approved?				
(7) Please attach any copies of permits, inspection reports, or other documents related to the system.				
E. Do all plumbing fixtures, including laundry drain, go to the septic/sewer system?		☑	☐	☐
If no, explain:				
F. Are you aware of any changes or repairs to the septic system?		☐	☑	☐
If yes, explain:				
G. Is the septic system, including drainage field, located entirely within the property's boundaries?		☐	☐	☑
If no, explain:				

A. How old is the current roof? 1 years. (If unknown, mark unknown.)			☐
Roof is constructed of: ☑ Asphalt Shingle, ☐Wood Shingle, ☐ Slate, ☐ Metal, ☐ Tile, ☐ Asbestos, ☐ Unknown, ☐ Other:			
B. Was the property originally built as a modular or manufactured home?	☐	☑	☐
C. Has the roof leaked during your ownership?	☑	☐	☐
If yes, has it been repaired?	☑	☐	☐
Explain any roof repairs of which you are aware (e.g., repairs necessitated by ice damming, etc.): small gap in shingling, repaired by original installer completely under warranty.			
D. Are you aware of any manufacturer's roof material defects or class action lawsuits concerning the roof of your house?	☐	☑	☐
If yes, explain:			
E. Has the roof leaked or been damaged by weather, fire, physical impact, or other events?	☐	☑	☐
If yes, explain:			
F. Has the house undergone any conversions, additions, remodeling, or material repairs (beyond normal maintenance)?	☐	☑	☐
(1) If yes, were all building permits obtained?	☐	☐	☐
(2) If yes, were all final inspections obtained?	☐	☐	☐
Explain any conversions/additions/remodeling:			
G. Do you know the age of the house?	☑	☐	☐
If yes, give year of original construction (if approximation, indicate such): 2025			
H. Are you aware of:			

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(1) Any movement, shifting, deterioration, or other problems with walls, foundation, crawl space, or slab?	☐	☑	☐
(2) Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement, floors, or garage?	☐	☑	☐
(3) Any water leakage or dampness in the crawl space or basement?	☐	☑	☐
(4) Any dry rot on the property?	☐	☑	☐
(5) Any repairs or other attempts to control the cause or effect of any problem described above?	☐	☑	☐
Explain any "Yes" answer(s) to 1-5 above. When describing repairs or control efforts, describe the location, extent, date, and name of person/company who did the work. Attach any reports and/or other documentation:			
I. Does the property contain any exterior insulation finish systems (EIFS), exterior finish Systems, or surfaces referred to as synthetic stucco, hardcoat stucco, or similar products?	☐	☑	☐
If yes, explain:			

J. If you know of any defect(s) regarding the following items, mark the defective item with an "X":

(1) Attic Stairs	☐	(2) Balconies	☐	(3) Ceilings	☐
(4) Chimney	☐	(5) Deck	☐	(6) Doors	☐
(7) Door locks	☐	(8) Drain Tile	☐	(9) Driveways	☐
(10) Exterior Walls	☐	(11) Fences	☐	(12) Fire Alarms	☐
(13) Fireplaces	☐	(14) Foundations	☐	(15) Garage Floors	☐
(16) Gutters	☐	(17) Interior Walls	☐	(18) Interior Floors	☐
(19) Outbuildings	☐	(20) Patio	☐	(21) Retaining Walls	☐
(22) Sidewalks	☐	(23) Slab Floors	☐	(24) Walkways	☐
(25) Windows	☐	(26) Window Locks	☐	(27) Wood Stoves	☐
(28) Ceiling joints	☐	(29) Other wood support components	☐	(30) Attic support wood structures	☐
(31) Crawl space joists	☐	(32) Load-bearing columns/supports	☐	(33) Water damage	☐

If you checked any of the above items, explain the defect(s):			
K. In the last four (4) years, was a pest, dry rot, mold, radon test, structural, or whole house inspection done?	☑ Yes	☐ No	☐ Unknown
If yes, which test(s), when, and by whom was the inspection done? (Attach documentation)	will attach		
L. Have you ever had a mold (fungus/fungal) problem or mold remediation, abatement, clean up, or removal at your property?	☐	☑	☐
If yes, please provide documentation and post clearance report.			
M. Has the property had a problem with pest control, infestations, or vermin?	☐	☑	☐
If yes, explain:			
N. Are you aware of:			
(1) Any termites, wood destroying insects, or pests on or affecting the property?	☐	☑	☐
If yes, describe:			
(2) Property damage by termites, wood destroying insects, or pests?	☐	☑	☐
If yes, describe:			
(3) Any termite/pest control treatments on the property in the last four (4) years?	☐	☑	☐
If yes, list company and where treated:			
(4) Current warranty or other coverage by a licensed pest control company on the property?	☐	☑	☐
If yes, explain warranty and attach documentation:			
O. Have you or anyone else made a homeowner's insurance claim(s) regarding the property in the last four (4) years?	☐	☑	☐
If yes, explain when and why:			
If yes, have you been paid for any insurance claims for which work has not yet been completed?			
P. Please attach copies of any engineering reports related to the property.			

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Q. Are you aware of expansive soils under your house or in your community?	☐	☑	☐
If yes, explain:			
R. Are you aware of the presence of any defective drywall (as defined below) (e.g., "Chinese Drywall") on the property?	☐	☑	☐
"Defective drywall" includes, but is not limited to, plasterboard or drywall containing a level of sulfur, methane, and/or other volatile organic compounds (VOCs) that can potentially cause an unusual level of corrosion of electrical wiring, copper or other piping, and air-conditioning components. In addition, defective drywall can sometimes emit a sulfur odor (e.g., akin to rotten eggs).			
If yes, identify the location of the defective drywall on the property, its date of purchase and/or installation (if known), describe any problems experienced related to the defective drywall, and any actions taken to remedy any problems experienced related to the defective drywall:			
S. Are you aware of any unusual or sulfurous (rotten egg) odors on the property?	☐	☑	☐
If yes, describe the odor(s), identify the location(s) of such odor(s), and describe any actions taken to investigate, identify, and/or remedy such odor(s):			
T. Are you aware of any problems relating to corrosion of metals and/or damage to copper-containing electronic equipment, wires, pipes, plumbing, or air conditioning components on the property?	☐	☑	☐
If yes, describe the problem and any actions taken to investigate, identify, and/or remedy such problem:			
U. Have you or any person residing in the property experienced insomnia, nosebleeds, headaches, or breathing difficulties while residing in the property?	☐	☑	☐
If yes, describe the symptoms experienced, their duration, whether a cause of such symptoms was ever linked to (or suggested as being linked to) some condition on the property, and any actions taken to remedy any property-related cause of such symptoms.			

If the following systems or fixtures are included with the transfer, do they have any existing defects, service concerns, or had repairs (minor and major) performed:					☐	☐	☐
A. Electrical system, including wiring, all switches, all outlets, all fixtures, and service					☐	☑	☐
If yes, explain:							
Electrical system wiring (mark one):	Copper ☑	Aluminum ☐	Unknown ☐				
B. Are there any alternate power systems serving the property (e.g., solar, wind, generator)?					☐	☑	☐
If yes, explain:							
C. Plumbing system, including pipes, faucets, fixtures, and toilets					☐	☑	☐
If yes, explain:							
D. Hot water heater (mark one):	Electric: ☑	Natural Gas: ☐	Other:	Age: 1 years			
If yes, explain:							
E. Cooling system (mark one):	Central Electric: ☑	Central Gas: ☐	Heat Pump: ☐				
	Window Unit(s)	(# included in sale)	Other:				
If yes, explain:							
Date of last servicing: 08/2026	By whom: Hays AC & Heating						
Age: 1 years	Zoned?				☑	☐	☐
Rooms without cooling vents?					☐	☑	☐
If yes, which rooms?							
F. Heating system (mark one):	Electric: ☑	Natural Gas: ☐	Fuel Oil: ☐				
	Heat Pump: ☐	Propane: ☐	Other:				
If yes, explain:							
Date of last servicing: 08/2026	By whom: Hays AC & Heating						
Age: 1 years	Zoned?				☑	☐	☐
Rooms without heating vents?					☐	☑	☐
If yes, which rooms:							

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G. Telephone system (wiring and blocks/jacks inside the house)				☐	☑	☐
If yes, explain:						
H. Security system (mark one):	Owned: ☐	Leased: ☐	Any defects?	☐	☑	☐
Describe security system:						
If defects are indicated, explain:						
I. Oven/stove (mark one):	Electric: ☑	Natural Gas: ☐	Other:	Age: 1 years		
If yes, explain:						
J. List any other appliances to remain (attach additional sheets if necessary)						
(1) Fridge			Age: 1 years	☑	☐	☐
If yes, explain: Fridge will remain						
(2) Washer & Dryer			Age: 1 years	☑	☐	☐
If yes, explain: Washer & Dryer will remain						
K. Are any trees, shrubs, or other flora on the property diseased, dead, or damaged?				☐	☑	☐
If yes, explain:						
L. Are there fences on the property?				☐	☑	☐
If yes, were the fences put up by the current property owner?				☐	☐	☐
If yes, are the fences in good condition and repair?				☐	☐	☐
M. Other:			Any defects?	☐	☑	☐
If defects are indicated, explain:						
N. Are there on-going or current warranties on systems/fixtures?				☑	☐	☐
If yes, please list: Structural, distribution systems						
O. Has there been newly installed systems (e.g., electrical services, water services, heating services, or security systems) while you have owned the house?				☐	☑	☐
If yes, explain:						

A. Is the property subject to the rules and regulations of any homeowners' or condominium owners' association?			☑	☐	☐
If yes, what is the name of the association? PPM					
B. Are there regular periodic assessments?			☐	☐	☑
If yes, give amount per:	Month: $	Year: $	Other: $		
If other, explain:					
C. Are there any pending special assessments?			☐	☑	☐
If yes, explain:					
D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?			☑	☐	☐
If any such areas exist, explain: green space, trash receptacle, etc.					
E. Are there any problems related to such common areas?			☐	☑	☐
If yes, explain:					
F. Are there any pending or threatened claims or lawsuits against the association?			☐	☑	☐
If yes, explain:					
G. Are there any unpaid association assessments or dues?			☐	☑	☐
If yes, explain:					

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Instructions: Mark **INCLUDED** if the item is included in the sale. If the item is included in sale, mark **Yes** or **No** to indicate whether the item is in working order. Indicate the item's approximate age (in years) in the "age" space, if provided. If age is unknown, mark "**?**" in space.

ITEM	INCLUDED	YES	NO
Attic Fan	☐	☐	☑
Air Conditioner (central) age:	☑	☑	☐
Air Conditioner (wall/window) age:	☐	☐	☐
Air Cleaner/Purifier age:	☐	☐	☐
Arbor(s)	☐	☐	☐
Audio System	☐	☐	☐
Basketball Post and Goal	☐	☐	☐
Carbon Monoxide Detectors (battery)	☑	☑	☐
Carbon Monoxide Detectors (hardwired)	☐	☐	☐
Ceiling Fan(s), # included:	☐	☐	☐
Central Vacuum System and Attachments	☐	☐	☐
Clothes Dryer age: 1 year	☑	☑	☐
Clothes Washer age: 1 year	☑	☑	☐
Convection Oven(s) age: 1 year	☑	☑	☐
Cooktop/Stovetop age: 1 year	☑	☑	☐
Dishwasher age: 1 year	☑	☑	☐
Door Bells	☑	☑	☐
Exhaust Fan(s) (kitchen)	☑	☑	☐
Exhaust Fan(s) (bathroom(s))	☑	☑	☐
Fireplace	☐	☐	☐
Fireplace Mechanisms	☑	☑	☐
Furnace age:	☐	☐	☐
Furnace Mechanisms	☐	☐	☐
Freezer age:	☐	☐	☐
Garbage Compactor (on site)	☑	☑	☐
Garbage Disposal	☑	☑	☐
Garage Door Opener	☑	☑	☐
Garage Door Opener Auto-reverse Safety Mechanism	☑	☑	☐
Garage Door Opener Remote Opener(s), # included:	☑	☑	☐
Gas Grill / Barbeque	☐	☐	☐
Gas Logs	☐	☐	☐
Generator	☐	☐	☐
Heating System (central) age: 1 year	☑	☑	☐
Heating System (supplemental) age:	☐	☐	☐
Humidifier age:	☐	☐	☐
Ice Maker	☐	☐	☐
Incinerator	☐	☐	☐
Intercom	☐	☐	☐
Lawn Sprinkler System	☐	☐	☐
Lawn Sprinkler Auto-timer	☐	☐	☐
Lawn Sprinkler Backflow Valve	☐	☐	☐
Microwave Oven age: 1 year	☑	☑	☐
Playground Equipment/Swing Set	☐	☐	☐
Plumbing	☑	☑	☐

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ITEM	INCLUDED	YES	NO
Range/Oven age: 1 year	☑	☑	☐
Range Timer	☐	☐	☐
Range Vent-hood	☑	☑	☐
Refrigerator age: 1 year	☑	☑	☐
Security System (if owned)	☐	☐	☐
Smoke Detectors (battery)	☑	☑	☐
Smoke Detectors (hardwired)	☑	☑	☐
Solar Collectors	☐	☐	☐
Storage Building/Shed	☐	☐	☐
Storm Doors and Windows (all doors and windows)	☐	☐	☐
Sump Pump(s)	☐	☐	☐
Swimming Pool age:	☐	☐	☐
Swimming Pool Equipment/Mechanisms (include all covers and systems (e.g., filtration and safety)) age:	☐	☐	☐
Toilet Mechanisms	☑	☑	☐
TV Antenna/Receiver/Dish	☐	☐	☐
TV Cable Wiring	☑	☑	☐
Water Filter age: 3 months	☑	☐	☐
Water Heater age: 1 year	☑	☑	☐
Water Softener age:	☐	☐	☐
Window Fan(s)	☐	☐	☐
Window Screens (all windows)	☑	☑	☐
Window Treatments (incl. draperies, curtains, and rods)	☑	☑	☐
Whirlpool/Hot Tub/Sauna/Spa (include all covers and systems (e.g., filtration and safety)) age:	☐	☐	☐
Wood Burning Stove	☐	☐	☐
Yard Lights	☐	☐	☐
Other:	☐	☐	☐
Other:	☐	☐	☐

Explanations: if any item above is NOT in good working order, list the item and explain the defect on an attached sheet.

A. Has there ever been a carbon monoxide problem/poisoning with the combustion appliances or fireplace at the property?	☐	☑	☐
If yes, explain:			
B. Has there ever been a fire at the property?	☐	☑	☐
If yes, explain:			
C. Has there ever been a tripping hazard in or around the property?	☐	☑	☐
If yes, explain:			
D. Has the property ever been flooded?	☐	☑	☐
If yes, explain:			
E. Has there ever been any kind of structural collapse (e.g., porch, patio, rear deck, steps, etc.) at the property?	☐	☑	☐
If yes, explain:			
F. If property is located in Canada, has there ever been a WETT Inspection (Wood Energy Technology Transfer)? If so, please provide inspection report.	☐	☑	☐

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A. Are you aware of past and current settling, soil subsidence, expansive soils, or other soil problems (e.g., sliding, earth movement, upheaval, or stability) on the property?	☐	☑	☐
If yes, explain:			
Please attach copies of any soil reports for the property.			
B. Are there any standing water, drainage, or flooding problems on the property?	☐	☑	☐
If yes, explain:			
C. Have any of the properties in the immediate neighborhood ever had any settling or soil (e.g., sliding, earth movement, upheaval, or stability) problems?	☐	☑	☐
If yes, explain:			
D. Have any of the properties in the immediate neighborhood ever had any standing water, drainage, or flooding problems?	☐	☑	☐
If yes, explain:			
E. Does the property contain fill material?	☐	☑	☐
F. Is the property located in an area which could potentially be impacted by high risk of fire, winds, floods, beach movements, earthquake, expansive soils, landslides, or liquefactions?	☐	☑	☐
If yes, explain:			
G. Is there, or has there ever been, any material damage to the property or any of the structures from fire, wind, floods, beach movements, earthquake, expansive soils, landslides, or liquefactions?	☐	☑	☐
If yes, explain:			
H. Is the property in a designated flood plain (e.g., state or federal)?	☐	☑	☐
I. Are any insurance premiums paid on the property subsidized or pooled by a regulatory agency?	☐	☑	☐
J. Are you aware of any environmental, toxic materials, substances, chemicals, or materials that may be considered a hazard or safety concern on the property, but not limited to asbestos, vermiculite attic insulation, foam insulation (UFFI-Urea Formaldehyde Foam Insulation), elevated radon levels at or over 4.0 picoCuries per liter (pCi/L), lead-based paint, mold, or contaminated soil or water?	☐	☑	☐
If yes, explain:			
K. Are you aware of or do you have knowledge of an underground heating oil/fuel/chemical/gasoline, diesel tank (UST) or aboveground storage tank (AST) being on the property in the past or currently?	☐	☐	☑
If yes, do you have knowledge of the UST or AST ever leaking or releasing contents to the soil and environment? brownsfield zone and completely remediated prior to construction/ownership			
L. If yes to the above K. question, was the tank removed?	☐	☐	☑
If yes, please provide documentation and paperwork for the tank removal and any soil testing reports.			
M. Is there any unusual amount of noise from any source (e.g., airplanes, traffic, trains, schools, or business) that affects the property?	☑	☐	☐
If yes, explain: train nearby			
N. Are you aware of or do you have any other neighborhood conditions or problems that could or have or are affecting the property (e.g., troublesome neighbors, dumps, quarries, junkyards, or toxic disposal sites)?	☐	☑	☐
If yes, explain:			
O. Are there high voltage power lines on, adjacent to, or near the property?	☐	☑	☐
If yes, explain:			
P. Has the property ever been used as an illegal drug-manufacturing site?	☐	☑	☐
If yes, explain:			
Q. Are you aware of any registered sexual offender(s) residing or consistently working within a five (5) mile radius of the property?	☐	☑	☐
If yes, explain:			

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R. Are you aware of any homicides, murders, particularly egregious crimes, or suicides which occurred on the property?	☐	☑	☐
If yes, explain:			
S. How proximate is the property to a nuclear power plant? 20 miles (if within 50 miles)			
T. Were any pets kept in the household or on the property?	☐	☑	☐
If yes, explain:			
U. If the property contains a wood-burning stove or fireplace, when was/were the chimney(ies) last cleaned?			
Detail date(s) and chimney(ies), or mark Unknown:			☐
V. Are you aware of any of the following regarding the property?			
(1) Existing threatened legal action?	☐	☑	☐
(2) Legal action, threatened or otherwise, at any time since you have owned the property?	☐	☑	☐
(3) Violation of any law or regulation?	☐	☑	☐
(4) General stains or pet stains to carpet or floor?	☐	☑	☐
(5) Transferable warranties?	☑	☐	☐
(6) Any locks without keys?	☐	☑	☐
(7) Unrecorded interests affecting the property?	☐	☑	☐
(8) Fire damage at any time?	☐	☑	☐
(9) Appraiser's lien or construction lien?	☐	☑	☐
(10) Landfills or underground problems?	☐	☑	☐
If any of the above are marked, explain on an attached sheet.			
W. Do you know of any other material defects, facts, conditions, or circumstances which may affect the value, beneficial use, or desirability of this property?	☐	☑	
If yes, explain on an attached sheet.			

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY/OUR CURRENT ACTUAL KNOWLEDGE AND, EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF THE DATE(S) OF MY/OUR SIGNATURE(S) SET FORTH BELOW. I/WE HEREBY AUTHORIZE THE FURNISHING OF THE FOREGOING INFORMATION TO ANY PROSPECTIVE BUYER OF THE PROPERTY.

Homeowner: 

Name: DANIEL FLORIN MICLAUSI
Date: 10/31/2026

Homeowner: 

Name: AnnaLaura Miclausi
Date: 10/31/2026

ACKNOWLEDGMENT AND RECEIPT BY BUYER(S)

BUYER(S) ACKNOWLEDGE(S) THAT BUYER(S) HAVE RECEIVED, READ, UNDERSTOOD, AND ACCEPTED A COPY OF THIS HOMEOWNER DISCLOSURE STATEMENT WHICH HAS BEEN SIGNED BY THE HOMEOWNER(S).

BUYER(S) ACKNOWLEDGE(S) THAT THE INFORMATION CONTAINED IN THE FOREGOING HOMEOWNER DISCLOSURE STATEMENT IS BASED UPON THE CURRENT ACTUAL KNOWLEDGE OF THE HOMEOWNER(S) AND IS NOT A WARRANTY OR GUARANTY BY HOMEOWNER(S) OR BY GRAEBEL OF ANY NATURE WHATSOEVER TO BUYER(S).

BUYER(S) ACKNOWLEDGE(S) THAT BUYER(S) HAS/HAVE THE OPPORTUNITY TO INVESTIGATE ALL MATERIAL CONDITIONS REGARDING THE PROPERTY, THAT BUYER(S) IS/ARE ENCOURAGED TO OBTAIN ALL APPROPRIATE INSPECTIONS OF THE PROPERTY BY QUALIFIED PROFESSIONAL INDEPENDENT INSPECTORS, AND THAT BUYER(S) MAY OBTAIN HOME WARRANTY PROTECTION PLANS WITH REGARD TO THE PROPERTY.

BUYER(S) ACKNOWLEDGE(S) THAT, IN ACCORDANCE WITH APPLICABLE LAW IN CERTAIN JURISDICTIONS, SELLERS OF RESIDENTIAL PROPERTY ARE NOT OBLIGATED TO DISCLOSE CERTAIN MATTERS WITH REGARD TO THE PROPERTY AND THAT CERTAIN QUESTIONS ABOVE MAY NOT HAVE BEEN ANSWERED BY HOMEOWNER(S).

BUYER(S) ACKNOWLEDGE(S) THAT ACCEPTANCE OF THIS HOMEOWNER DISCLOSURE STATEMENT BY BUYER(S) WITH PARTIAL OR INCOMPLETE ANSWERS TO CERTAIN QUESTIONS SHALL CONSTITUTE A WAIVER BY BUYER(S) OF ANY CLAIMS AGAINST ANY PARTY WITH REGARD TO ANY INFORMATION WHICH MIGHT HAVE BEEN DISCLOSED IN RESPONSE TO SUCH QUESTIONS.

Buyer: _____ Buyer: _____

Name: _____ Name: _____

Date: _____ Date: _____