



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: 115 Carter Lane, Warrenton, NC 27589

Owner's Name(s): Cordre Jones and Ebony L. Jones

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: Cordre Jones

dodoop verified
07/28/26 12:06 AM EDT
OZEN-OKNF-UUCT-XDUM

Date _____

Owner Signature: Ebony L. Jones

dodoop verified
07/28/26 12:23 AM EDT
LCGV-XEBU-UTDB-8NGJ

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: Deborah A. Ferbert

DF
07/29/26
2:30 pm ests

Date _____

Purchaser Signature: _____

Date _____

Weichert No Representation Disclosure Statement

Property ID: M-C-00441531-1

Weichert "NO REPRESENTATION" DISCLOSURE STATEMENT

This Disclosure Statement by Weichert Workforce Mobility Inc. (Weichert), concerns the real property and fixtures (the "Property") located at the following address: **115 Carter Lane, North Carolina, Warrenton 27589.**

1. Weichert has purchased or is in the process of purchasing the property pursuant to a Service Agreement with the employers of the Property's record title owner, Cordre JonesEbony Jones ("Weichert Seller"). Weichert, as its option, may deliver title either by deed directly from said "Weichert Seller" or by deed executed by Weichert. Weichert Seller is the Grantor on the deed to be conveyed to Weichert or the Buyer, but Weichert has never occupied the Property in any event.
2. As a condition of Weichert's purchase of the property from Weichert Seller, Weichert obtained the attached Seller Disclosure Statement with its appended reports (if any) from Weichert Seller. **PLEASE NOTE:** since Weichert has never occupied the property and cannot verify whether all the information provided in the attached "Weichert Seller Disclosure Statement" is accurate or complete. Weichert can only provide Buyer with this "Weichert No-Representation Disclosure Statement" (together with any appended reports, concerning the condition of the property. This "Weichert No Representation Disclosure Statement" is not a statement or representation made by Weichert with respect to the Property, and therefore Weichert makes no warranties or representation with respect to the Property or with respect to the completeness or accuracy of the "Weichert Seller Disclosure Statement" (and any appended reports. Weichert is therefore providing both **(1)** The "Weichert Seller Disclosure Statement" with (any appended reports; and **(2)** The "Weichert No Representation Disclosure Statement (with any appended reports) to a prospective Buyer for whatever informational purposes their documents (with any appended reports) may or may not have. Neither of these two (2) documents (with any appended reports) shall be deemed to be any sort of warranty from Weichert or Weichert Seller to a prospective Buyer regarding the Property, and neither of these two (2) documents (with any appended reports) is a substitute for any independent inspection of the property by a prospective Buyer.
3. Where Weichert may supply a prospective Buyer with specific information and/or reports, such information and/or reports, are specifically referenced herein at Paragraph 20, entitled "REPORTS, INFORMATION, AND DISCLAIMERS".

Statement and Representation of Weichert Seller starts on the next page.

Weichert No Representation Disclosure Statement

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THE STATEMENT AND REPRESENTATION OF Weichert'S SELLER AS TO THE PROPERTY IS AS FOLLOWS:

PREAMBLE: The term "ever" when used herein refers to problems of which you became aware by persona observation or otherwise during your occupancy and/or by any former owner(s).

1. HOUSE SYSTEMS AND PROPERTY STRUCTURES

1(a) Are you aware of any present or past problems affecting one or more of the following: CHECK "N/A" FOR ANY ITEM(S) THAT ARE NOT APPLICABLE			
	NO REPRESENTATION		NO REPRESENTATION
Electrical wiring	X	Exterior Walls, including any siding/other covering	X
Air Conditioning - Central	X	Ceiling	X
Air Conditioning - Other (Type _____)	X	Windows	X
Plumbing	X	Doors	X
Floors	X	Driveways	X
Well	X	Fences	X
Sprinkler System	X	Patios	X
Smoke Detector	X	Interior Lighting/Fixtures	X
Interior Walls	X	Exterior Lighting/Fixtures	X
			NO REPRESENTATION
1(b) Does the property have one (1) or more fireplaces:			X
1(c) Does the property have any of the following stoves: ☐ Wood burning ☐ Coal ☐ Pellet			X
1(d) Do all systems conform to applicable, municipal by-laws and/or fire or safety regulations:			X
1(e) Are you aware of any present or past problem(s) with the chimney(s), firebox(es), damper(s), and/or flue(s):			X
1(f) Does the property have any flue(s) for wood, coal, and/or oil stoves or furnaces:			X
1(g) Are you aware of any present or past problem(s) with a wood, coal, and/or oil stove or furnace flue(s):			X
1(h) Are all appliances included in the sale in working order:			X
1(i) Type(s) of siding on the exterior walls:			X
1(j) Year the home was built:			X

2. HEATING / HOT WATER / WINTERIZATION

	NO REPRESENTATION
2(a) Type(s) of heating system(s):	X
2(b) Type(s) of hot-water system(s):	X
2(c) Are all rooms heated by the system(s) identified in 2(a):	X
2(d) Are you aware of any heating/hot water system inspection(s) completed in the past:	X
2(e) Age of the heating system:	X
2(f) Date the heating system last serviced:	X
2(g) System Ownership:	X
Propane/gas tank(s) for furnace:	X
Propane/gas tank(s) for kitchen stove:	X
Hot water heater(s):	X
Hot water tank(s):	X
Furnace burner:	X
Security System:	X
Other(define):	X

3. ELECTRICAL SYSTEMS

	NO REPRESENTATION
3(a) Are you aware of any electrical additions, changes, or repairs made to this property:	X
3(b) If "Yes" to 3(a), are you aware if all required permits and/or government approvals were obtained:	X
3(c) Are you aware of any electrical system inspection(s) completed in the past:	X
3(d) Type of electrical wiring:	X
13(3) Amperage:	X

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4. INSULATION / ASBESTOS	NO REPRESENTATION
4(a) Are you aware if the property is insulated:	X
4(b) Type of insulation:	X
4(c) Are you aware if urea formaldehyde foam insulation (UFFI) was ever present in the property:	X
4(d) Are you aware of any air test(s) for UFFI/formaldehyde that were ever done:	X
4(e) Are you aware if asbestos-containing insulation and/or materials is present:	X
4(f) Are you aware of any test(s) for asbestos-containing insulation or materials ever completed on the home:	X

5. MOISTURE	NO REPRESENTATION
5(a) Are you aware of any present or past water problems and/or damp conditions anywhere in the house including but not limited to roofs, floors, walls (exterior/interior and between) bathrooms, kitchens, basement, crawl space:	X
5(b) Is there a sump pump in the home:	X
5(c) Are you aware of any moisture test(s) ever completed on the home or other structure(s) on the property:	X

6. INDOOR AIR QUALITY (IAQ) / MOLD / RADON GAS	NO REPRESENTATION
6(a) Are you aware of any present or past mold problem (visible mold and/or non-visible mold) in this property:	X
6(b) Are you aware of any present or past Indoor Air Quality (IAQ) problem(s) in this property:	X
6(c) Are you aware of any IAQ test(s) ever done to determine if there is an Indoor Air Quality problem in this property:	X
6(d) Are you aware of any present or past elevated Radon Gas in this property:	X
6(e) Is there a radon mitigation system installed in the property:	X
6(f) Are you aware of any test(s) ever done to determine if there is a Radon Gas problem in this property:	X

7. ADDITIONS / RENOVATIONS	NO REPRESENTATION
7(a) Are you aware of any structural additions, changes, and/or repairs made to this property by former owners:	X
7(b) Are you aware if all required permits and/or government approvals were obtained:	X
7(c) Have you made any structural additions, changes, and/or repairs to this property:	X

8. LAND / FOUNDATION	NO REPRESENTATION
8(a) Are you aware if this property is located in a flood zone:	X
8(b) Are you aware if this property ever had a drainage or flooding problem:	X
8(c) Are you aware if this property is located on an earthquake fault:	X
8(d) Are you aware if the property is located on filled or expansive soil:	X
8(e) Are you aware of any present or past sliding, settling, earth movement, upheaval, or earth stability problems on your property:	X
8(f) Are you aware of any defects or problems relating to the foundation:	X
8(g) Foundation Type:	X
8(h) Are you aware of any structural problems relating to this property:	X
8(i) Are you aware of any present or past underground fuel tank(s) on this property:	X
8(j) Are you aware of any inspection(s) and/or test(s) ever completed on the underground tank(s):	X

9. ROOF	NO REPRESENTATION
9(a) Are you aware of any present or past leaks in the roof:	X
9(b) Are you aware of any present or past problems with the roof, other than leaks:	X
9(c) Roof type:	X
9(d) Roof style:	X
9(e) Are you aware of any repairs made to the roof:	X
9(f) Are you aware if the roof was ever replaced:	X
9(g) Are you aware of any roof inspection(s) ever completed on this home:	X
9(h) Year the roof was installed:	X

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10. EXTERIOR CLADDING

	NO REPRESENTATION
10(a) Is any part of your exterior cladding made of Stucco (any type):	X
10(b) Do you know what type of Stucco is on the home, if applicable:	X
10(c) Are you aware of any Stucco repairs made to the property:	X
10(d) Are you aware if any Synthetic Stucco (E.I.F.S. - External Insulated Finish Systems) was ever present on the property:	X
10(e) If Synthetic Stucco is present on this property, are you aware of any repairs ever made to it:	X
10(f) Are you aware of any Synthetic Stucco problem affecting other properties in this neighborhood:	X
10(g) Are you aware if any part of the exterior cladding is made of Manufactured Stone Veneer (MSV):	X
10(h) Are you aware of any test(s) ever done to determine if there is Synthetic Stucco present in this property and/or that the Stucco may be a problem:	X
10(i) Are you aware of any test(s) ever done to determine if there is Manufactured Stone Veneer present in this property and/or that the MSV may be a problem:	X

11. SEWAGE / DISPOSAL SYSTEM

	NO REPRESENTATION
11(a) Is the property connected to a public system:	X
11(b) Are you aware of any sewage backup, drainage, and/or leakage problem(s) that ever existed on this property:	X
11(c) Is there a septic tank or cesspool system serving this property:	X
11(d) Is this property part of a community disposal system:	X
11(e) Are you aware of any present or past problems with the septic tank, cesspool, or community disposal system serving this property and/or neighborhood:	X
11(f) Are you aware of any septic tank/cesspool test(s) ever completed for the system serving this property:	X

12. DRAINAGE / WATER SUPPLY

	NO REPRESENTATION
12(a) Are you aware if this property ever had a drainage and/or flooding problem:	X
12(b) Is this property connected to a public water supply:	X
12(c) Is this property serviced by a well:	X
12(d) Is there a well agreement registered on title:	X
12(e) Are you aware of any problem that existed with a well:	X
12(f) Are you aware of any tests completed for the well water, water quality, and/or water flow or pressure:	X

13. POOL / SPA / HOT TUB / JACUZZI

	NO REPRESENTATION
13(a) Is there a swimming pool on this property and if "Yes", define what type: ☐ Above-ground ☐ In-ground	X
13(b) Are you aware of problem(s), damage(s), and/or leak(s) that occurred with the pool such as structure, facing, lining, pump, heater, motor, etc.:	X
13(c) If the property has an in-ground pool, is there a fence completely surrounding the pool:	X
13(d) Does the fencing height and construction meet local requirements:	X
13(e) Is there one of more of the following on the property: ☐ Hot Tub ☐ Spa ☐ Jacuzzi	X
13(f) Are you aware of any problem(s), damage, and/or leaks that occurred with the hot tub, spa and/or Jacuzzi such as structure, facing, lining, pump, heater, motor, etc.:	X
13(g) Are you aware of any tests and/or inspections completed for the pool, hot tub, spa, and/or Jacuzzi	X

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14. BOUNDARIES / PROPERTY / TITLE / ZONING	NO REPRESENTATION
14(a) Are you aware if any survey of this property was ever completed:	X
14(b) CANADA ONLY - Quebec: Do you have the Certificate of Location; if "Yes", what is the certification date:	X
14(c) CANADA ONLY - Alberta: Do you have the Real Property Report; if "Yes", what is the report date:	X
14(d) Are you aware if the boundaries of this property are marked in any way:	X
14(e) Does your property have a retaining wall or walls and/or fencing:	X
14(f) Are you aware of any restrictions on your title to this property such as easements and/or encroachments (recorded or unrecorded) use restrictions, lot-line disputes, covenants, liens, or attachments on the property:	X
14(g) Are you aware of any present or past property violations of any zoning ordinance or by-law (for example, if this property includes apartments, is this property properly zoned for apartment use)	X
14(h) Is the property located on a private road:	X
14(i) Are you aware if there is any written documentation regarding maintenance of the private road:	X
14(j) Is the property serviced by a shared driveway:	X
14(k) Are you aware if there is any written documentation regarding maintenance of the shared driveway:	X

15. NEIGHBORHOOD	NO REPRESENTATION
15(a) Are you aware of any hazardous waste site and/or disposal facility within two (2) miles of the property:	X
15(b) Are you aware of any high and/or extremely-high voltage power lines or cell towers within two (2) miles of the property:	X
15(c) Are you aware of any other neighborhood conditions or environmental problems that might affect this property:	X

16. VIOLATIONS / LEGAL ACTIONS / ASSESSMENTS	NO REPRESENTATION
16(a) Are you aware of any violations of local, state, or federal government laws or regulations relating to this property:	X
16(b) Are you aware of any existing or threatened legal action affecting this property:	X
16(c) Are you aware of any bonds or assessments for betterments that apply to this property:	X

17. INSURANCE	NO REPRESENTATION
17(a) Have you ever filed an insurance claim on this property:	X
17(b) Are you aware of the non-availability for any flood insurance (private or government-backed) for this property:	X
17(c) Are you aware of any present or past conditions, including but not limited to any natural disaster(s), that either may result or resulted in an increase of insurance premiums:	X
17(d) Are you aware of any present and/or past condition(s) of this property that might prevent, or prevented in the past, the issuance/renewal of locally conventional homeowner's insurance coverage for this property:	X

18. HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA)	NO REPRESENTATION
18(a) Is this property subject to the rules or regulations of any Homeowner's/Property Owner's Association:	X
18(b) Identify the property type: ☐ Regular Condo with Covenants & Restrictions (ownership with "air rights" to interior of unit) ☐ Freehold Condo with Covenants & Restrictions (ownership of unit, plot of land, and/or grounds) ☐ Planned Unit Development with Covenants & Restrictions	X
18(c) Provide contact information for the HOA, POA, or Property Management Company (as applicable):	X
18(d) Are you aware of any present or past problems for any common area(s):	X
18(e) Are you aware of any reason to expect an increase in assessments or dues in the next twelve (12) months:	X
18(f) Identify who is responsible for maintenance and repairs of the following:	
Interior of Unit: ☐ Individual Property Owner ☐ HOA / POA	X
Plot of Land: ☐ Individual Property Owner ☐ HOA / POA	X
Unit Sidewalk(s): ☐ Individual Property Owner ☐ HOA / POA	X

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18. HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) (cont'd)			NO REPRESENTATION
Exterior of Building(s):	☐ Individual Property Owner	☐ HOA / POA	X
Roof of Building(s):	☐ Individual Property Owner	☐ HOA / POA	X
Parking Areas:	☐ Individual Property Owner	☐ HOA / POA	X
Roads:	☐ Individual Property Owner	☐ HOA / POA	X
Grounds:	☐ Individual Property Owner	☐ HOA / POA	X
Common Sidewalks:	☐ Individual Property Owner	☐ HOA / POA	X
Unit Decking:	☐ Individual Property Owner	☐ HOA / POA	X
18(g) HOA/POA fees:			X
18(h) Is the complex/development FHA approved:			X
18(i) Total # of units in the project: _____ Total # of rented units: _____			X
18(k) Are you aware of any existing or pending legal action involving the Homeowner's Association or Complex:			X
18(l) Do association documents contain a Right of First Refusal on sales:			X
18(m) To the best of your knowledge, you have delivered to your listing agent all pertinent documents that are in your possession relative to the HOA/POA (to include applicable Covenants, Conditions, and Restrictions; Articles, Bylaws, Financial Statements, and/or Assessments).			X

19. MOBILE HOME	NO REPRESENTATION
19(a) Is the residence a mobile home	X
19(b) Is the home on a permanent foundation:	X
19(c) Do you own the land:	X
19(d) CANADA ONLY: Is the home insurable by CMHC:	X

20. MISCELLANEOUS	NO REPRESENTATION
20(a) Are you aware of any termite/pest control reports prepared for this property in the last five (5) years:	X
20(b) Has the property been inspected by any exterminator in the last five (5) years:	X
20(c) Do you have copies of any inspections:	X
20(d) Have you had, or do you now have, any animals (pets) in this property:	X
20(e) Does the municipality provide trash pick-up to this property:	X
20(f) Is there a local trash dump or transfer station available to owners of this property:	X
20(g) Has this property ever been used as a grow home:	X
20(g) Does anyone have a right of first refusal to purchase this property:	X

21. FIXTURES	NO REPRESENTATION
21(a) Fixtures currently on the property and will not be removed:	X
21(b) Fixtures that will be removed	X

22. CHATTELS	NO REPRESENTATION
22(a) Chattels currently at the property that will remain:	X
22(b) Chattels that will be removed:	X

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23. REPORTS

A. REPORTS

Attach copies of all existing reports and documents relating to this property, any type of existing warranties including home warranty and infestation warranties. (check all that apply or check NONE if no report(s) to attach): **NO REPRESENTATION**

☐ Survey	☐ General Home Inspection	☐ Septic Tank Inspection	☐ Well Inspection
☐ Soil Report	☐ Termite/Pest Inspection/Bond	☐ Structural/Engineering Report	☐ Pool Inspection
☐ Stucco ID/Inspection	☐ Manuf. Stone Veneer Inspect.	☐ Moisture Test(s)	☐ Chimney Inspection
☐ Roof Inspection	☐ Asbestos Test(s)/Abatement	☐ Radon Test(s)	☐ Lead-Based Paint Test(s)
☐ Private Road Agreement	☐ Shared Driveway	☐ Shared Well Agreement	☐ Insurance Claim(s) Documents
☐ Building Permit(s)	☐ Builder's Home Warranty	☐ Other (Describe)	☐ NONE

Other (Describe): **NO REPRESENTATION**

B. INFORMATION:

The following additional information ("Additional Information") and/or reports have come to Weichert's attention and are provided herein to Buyer for informational purposes only as set forth more fully in sub-paragraph 20.C. hereof (describe below):

If applicable, refer to any/all disclosure documentation as identified on and provided with the Seller Real Estate Disclosure (SRED).

If applicable, refer to any disclosure documentation included with the Seller Real Estate Disclosure (SRED)

C. DISCLAIMER:

1. Because Weichert has never occupied the Property, Weichert makes no warranties or representations with respect to any positive or negative statements or omissions with respect to the condition of the Property contained in the reports and/or additional information identified in Paragraph 20.A. or 20.B. hereof or in the attached "Weichert Seller Disclosure" and its appended report(s). Such reports, additional information, and the attached "Weichert Seller Disclosure" and its appended report(s) were obtained by Weichert to help Weichert evaluate the Property or were otherwise made known to Weichert. They are provided to Buyer for whatever informational purposes they may or may not have. Buyer should not rely upon any positive or negative statements or omissions contained in such report(s) or additional information or treat such report(s) or additional information as any form of warranty by Weichert or Weichert Seller as to the condition of the Property. It is recommended that Buyer should obtain independent professional advice and/or inspections of the Property.
2. In the event that any repair(s) of the Property are negotiated between Weichert and Buyer to be performed by Weichert (whether such repairs relate to defects disclosed in any of the reports, disclosures, or additional information identified in Paragraph 20.A. or 20.B. hereof, or in the attached "Weichert No Representation Disclosure Statement" and its appended report(s) or otherwise, it is understood that the performance of such repairs shall **NOT** be a representations or warranty as to the conditions of the property prior to or upon the completion of such repair(s), or that such defect(s) has/have been cured, irrespective of any oral or written statements made by Weichert or a Weichert representative indicating, or tending to indicate, that the defect(s) has/have been "repaired", "fixed", "cured", or otherwise completed in a workmanlike manner. The performance of such repair(s), and any statements relating to the efficacy or duration or effectiveness thereof in curing any defect(s) shall **NOT** be deemed to be any sort of warranty from Weichert regarding the Property, and is **NOT** to be deemed a substitute for an independent re-inspection of the Property by a prospective Buyer subsequent to the performance of such repair(s). In the event that third party warranties are obtained as part or result of the repair(s), such warranties are **NOT** warranties made by Weichert as to the condition of the Property, and the prospective buyer must look to the third-party warranties for any enforcement thereof.

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24. DISCLOSURE OF LEAD-BASED PAINT (US ONLY)

PROPERTY'S RECORD TITLE OWNER (SELLER) DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS AND ACKNOWLEDGEMENT (SALE).

Lead Warning Statement

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead-based paint that may place your children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Weichert's Disclosure (Weichert to Initial <u>DF</u>)		Yes/No	
(a) Weichert has knowledge of lead-based paint and/or lead-based paint hazards present in the property located at the following address, other than what may have been disclosed by Weichert Seller		No	
115 Carter Lane, North Carolina, Warrenton 27589			
(b) Are there any records or reports relating to the above available to Weichert, other than what may have been disclosed by Weichert Seller?		No	
If "Yes", please provide and list by name:			
Buyer's Acknowledgement (Buyer(s) to Initial _____) - Check Yes or No to both questions (a) and (b) below			
(a) Buyer has received copies of all information listed above.		☐ Yes	☐ No
(b) Buyer has received the U.S. EPA Pamphlet "Protect Your Family from Lead in Your Home".		☐ Yes	☐ No
Check (c) or (d) below – using the box to the right of the line			
(c) Buyer has received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards		☐ Received	
(d) Buyer waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.		☐ Waived	
Agent's Acknowledgement (Agent to Initial _____) - Check Yes or No to question (a).			
(a) Agent has informed the Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance		☐ Yes	☐ No

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Property ID: M-C-00441531-1

Certification of Accuracy

Weichert Seller acknowledges that the information herein is true and correct to the best of the Weichert Seller knowledge as of the date signed by the Weichert Seller. WeichertSeller understands that Weichert and prospective buyer (Buyer) may rely on this information. WeichertSeller is hereby authorized to furnish the foregoing information to (1) any real estate firm with an agreement to list or sell the property; (2) any multiple listing service; (3) any prospective buyer (Buyer).

Weichert Deborah A Ferbert By: Deborah A Ferbert Date: 07/29/26
Weichert Representative Signature Print Name

For Weichert Workforce Mobility Inc. (Weichert) as Agent for its subsidiaries and affiliates.

I/We acknowledge receipt of a copy of this Weichert No Representation Disclosure Statement.

Buyer:	<u>[Redacted]</u>	By:	<u>[Redacted]</u>	Date:	<u>[Redacted]</u>
	Buyer Signature		Print Name		
Buyer:	<u>[Redacted]</u>	By:	<u>[Redacted]</u>	Date:	<u>[Redacted]</u>
	Buyer Signature		Print Name		
Buyer:	<u>[Redacted]</u>	By:	<u>[Redacted]</u>	Date:	<u>[Redacted]</u>
	Buyer Signature		Print Name		
Broker for Weichert:	<u>[Signature]</u>	By:	<u>Dave Harney</u>	Date:	<u>7/31/2026</u>
	Licensee or Broker Signature		Print Name		
Broker for Buyer:	<u>[Redacted]</u>	By:	<u>[Redacted]</u>	Date:	<u>[Redacted]</u>
	Licensee or Broker Signature		Print Name		



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: 115 Carter Lane, Warrenton, NC 27589

(DF) Seller Name(s): Weichert Workforce Mobility

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

(DF) Seller Signature: Deborah A Ferbert
Weichert Workforce Mobility

DF
07/29/26
2:30 pm ests

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 _____

Property ID: M-C-00441531-1	Property Address: 115 Carter Lane Warrenton, North Carolina 27589 Warren County
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	NAME OF REPORT	# of PAGES IN REPORT	DATE OF REPORT	PREPARED BY	BUYER'S INITIALS
--	----------------	-------------------------	-------------------	-------------	------------------

DISCLOSURE DOCUMENTS: Buyer(s) acknowledge that Weichert Workforce Mobility Inc. ("Weichert") has delivered copies of the following disclosure documents to Buyer(s) which Buyer(s) have read and understand. The Buyer(s) must acknowledge receipt of these disclosure documents by initialing to the right of each item listed and signing the signature section.

1	Weichert Seller Disclosure	23	06/18/26	Homeowner	Buyer(s) Initials /
2	State/Province/Local Disclosure(s)	7	07/28/26	Homeowner	Buyer(s) Initials /
3	Radon Safeguard Program (only if applicable)	2	06/21/26	Weichert	Buyer(s) Initials /
4					Buyer(s) Initials /
5					Buyer(s) Initials /
6					Buyer(s) Initials /
7					Buyer(s) Initials /

INSPECTION REPORTS and/or RECEIPT/INVOICES: Inspection reports, receipts, and/or paid invoices ordered but not yet received reflect PENDING under the # of Pages in Report column. Reports will be provided to you upon receipt along with an updated SRED version. **Only complete if applicable.**

Buyer(s) must acknowledge receipt of the disclosure documents by initialing to the right of each line item listed. And sign in the signature section. Buyer(s) should initial all lines with an inspection noted, **including those that are "PENDING"**.

8					Buyer(s) Initials /
9					Buyer(s) Initials /
10					Buyer(s) Initials /
11					Buyer(s) Initials /
12					Buyer(s) Initials /
13					Buyer(s) Initials /
14					Buyer(s) Initials /
15					Buyer(s) Initials /

16					Buyer(s) Initials /
17					Buyer(s) Initials /
18					Buyer(s) Initials /
MISCELLANEOUS INFORMATION: The Buyer(s) must acknowledge receipt of these documents by initialing to the right of each item listed and signing the signature section					
19					Buyer(s) Initials /
20					Buyer(s) Initials /
21					Buyer(s) Initials /
22					Buyer(s) Initials /
23					Buyer(s) Initials /
24					Buyer(s) Initials /

Buyer(s) acknowledge that they have had, or will have had, prior to closing, the opportunity to investigate the subject matter of the aforementioned disclosures on their own and have, or will have, investigated such to their satisfaction, or waived such investigation.

Weichert has never occupied the property or independently verified the contents of these documents and is not responsible for their accuracy.

Buyer(s) acknowledge and agree that: (i) the purchase price of the property and other terms and conditions of this purchase agreement were negotiated with full knowledge and disclosure of the contents of the aforementioned disclosures; (ii) Buyer to take the property subject to the disclosures; and that, (iii) Weichert shall have no responsibility or liability therefor.

Buyer(s) may wish to obtain professional advice and or inspections of the property and to provide for appropriate provisions in the contract between Buyer(s) and Seller with respect to any advice/inspections/claimed defects. Buyer(s) closing this transaction prior to receiving all the above reports shall constitute buyer's waiver of the right to receive and review those reports.

Buyer: _____ Date: _____

Buyer: _____ Date: _____



NORTH CAROLINA REAL ESTATE COMMISSION

***Residential Property And Owners'
Association Disclosure Statement***

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 115 Carter Lane, Warrenton, NC 27589

Owner's Name(s): Cordre Jones and Ebony L. Jones

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 DF 07/29/26 2:30 pm ests

Owner Initials CJ 07/28/26 12:06 AM EDT EL 07/28/26 12:23 AM EDT

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

Yes No NR

A1. Is the property currently owner-occupied?

Date owner acquired the property: 12/22/2005

If not owner-occupied, how long has it been since the owner occupied the property? _____

☐ ☒ ☐

A2. In what year was the dwelling constructed? 2003

☐

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? 2003

☐

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 [1 # of units] Year: 2022

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

☐ Other: _____ Year: _____

Buyer Initials DF 07/29/26 2:30 pm sts

Owner Initials 07/28/26 12:06 AM EDT 07/28/26 12:23 AM EDT

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: 1 _____ Year: 2022 ☐ 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: _____ ☐ 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):

Buyer Initials: DF 07/29/26 2:30 pm
 Buyer Initials: _____
 Owner Initials: EA 07/28/26 12:54 AM EDT
 Owner Initials: _____

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 DF 07/29/26 2:30 pm sts

Owner Initials 07/28/26 12:06 AM EDT 07/28/26 12:23 AM EDT

	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, materialmen's 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):

Buyer Initials DF
07/29/26
2:30 pm sts

Owner Initials 07/28/26
12:06 AM EDT 07/28/26
12:23 AM EDT

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: Cordre Jones dodoop verified
07/29/26 12:06 AM EDT
KYGA-YK84-CTX5-WRTP Date _____

Owner Signature: Ebony L Jones dodoop verified
07/28/26 12:23 AM EDT
A09N-HW5Y-TSAL-GFGR Date _____

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

Buyer Signature: Deborah A Ferbert DF
07/29/26
2:30 pm ests
Weichert Workforce Mobility Date _____

Buyer Signature: [Redacted] Date [Redacted]

Radon Safeguard Program (RSP) – ELITE / Purchaser Letter

115 Carter Lane, Warrenton NC 27589

Certificate # 3063901

This letter will provide a brief overview of our Radon Safeguard Program™ (RSP). As a prepaid benefit offered by Weichert Workforce Mobility, Fidelity Inspection & Consulting Services, Inc. (FICS) is providing this RSP to the ultimate Purchaser(s) of the above referenced property. This program covers or supplements remediation costs incurred in the event the property is tested for and discovered to have an elevated radon level during the program coverage period. An elevated radon level is currently defined as 4.0 picocuries per liter (4.0 pCi/L) or above by the U.S Environmental Protection Agency (EPA). The chart below illustrates the coverage our RSP Elite offers:

RSP ELITE	
1 Year Coverage	Begins at date of closing
Testing Paid by	Purchaser(s) or FICS (when FICS provides testing kit)
Test Type	State certified, NRSB or AARST listed inspector or Test kit, provided by FICS and placed by Purchaser(s)
Test Type	Purchaser(s) Choice or Long term Test (91+ days preferred)
Coverage Period ¹	Test and Request for Mitigation within 12 months of closing date
Test Results Provided by	Purchaser(s) or Independent Lab (on FICS provided testing kit)
Testing device sent to Purchaser	Upon request
Mitigation Limits ²	\$10,000

It is not necessary for the Purchaser(s) to complete a short term radon test on this property at the time of inspection. A long term test of 91+ days is recommended and the Purchaser(s) must find a state certified, NRSB or AARST listed inspector to complete this test or request from FICS a long term testing device be sent to them after closing . If during the coverage period valid test results reveal an elevated radon level and Purchaser(s) has submitted a claim for mitigation, FICS will select an independent radon mitigation company to install a mitigation system and conduct post installation testing until a radon level below a 4.0pCi/L is achieved. Once this result has been achieved, FICS's liability under this program shall terminate. The total cost of mitigation is not to exceed \$10,000². Per the program, if FICS is required to provide radon mitigation services, installation of any/all such mitigation systems will occur after property closing.

_____/_____
Purchaser Initials
Acknowledged

At FICS' discretion the following mitigation limitations may apply:

1. Property must have a concrete foundation/floor with no open-dirt areas;
2. No on-going moisture/water intrusion into the basement; and
3. Any suspect or confirmed asbestos must be abated by the homeowner with proper clearance before installation of the radon mitigation system.

Purchaser(s) has 12 months from the date of closing to conduct testing and submit a request for mitigation. Purchaser(s) must present valid test results and a closing confirmation to document the closing date in order for request to be processed. If you have any questions regarding this information, please call FICS at 215.347.2984 and ask to speak with an RSP coordinator.

¹ This program is intended to provide one radon test during the 12 months following closing and does not provide multiple tests. Once a radon level below 4.0pCi/L is achieved from any one test during the 12 month coverage period following closing, FICS's liability under this program shall terminate.

² Any costs associated with the mitigation that are aesthetic in nature, including compliance with HOA regulations, and are not directly related to the actual mitigation system itself will not be covered by this program. Requests for modifications to the proposed mitigation system will be considered at the discretion of FICS in consult with the Purchaser(s).

FICS Radon Safeguard Program™ Purchaser Obligations

115 Carter Lane, Warrenton NC 27589

Certificate # 3063901

The Fidelity Inspection & Consulting Services, Inc. (FICS) Radon Safeguard Program™ provides the Purchaser(s) a program that will cover or supplement mitigation costs in the event the above referenced property is tested for, and discovered to have, an elevated radon level during the program coverage period. An elevated radon level is currently defined as 4.0 picocuries per liter (4.0 pCi/L) or above by the U.S Environmental Protection Agency (EPA), hereinafter referred to as "an Elevated Radon Level".

Our program's coverage period is effective 12 months **from the day you close on your home.**

In the event testing shows an Elevated Radon Level, a claim must be made directly to FICS within twelve months from your closing date. To start the claim process, please call the FICS mitigation line at 215.347.2984. Specific program limitations apply and are outlined in the Purchaser Letter you may obtain through the Real Estate Broker for the property. Purchaser(s) bears all responsibility to request mitigation services **within the coverage** period should post-purchase testing indicate an elevated level of radon in the home.

Per the program, if FICS is required to provide radon mitigation services, installation of any/all such mitigation systems will occur after property closing.

____ / ____
Purchaser Initials
Acknowledged

In order to verify the effective date on the Radon Safeguard Program™, the Purchaser(s) will be asked to submit this document along with any required test results to FICS for mitigation of elevated levels of radon in the home. FICS may also request Purchaser(s) to provide additional evidence of Purchaser(s) closing date.

This program is intended to provide one radon test during the 12 months **following** date of closing. This program does not provide for multiple tests. Once a radon level below 4.0pCi/L is achieved from any one test during the 12 month coverage period following closing, FICS's liability under this program shall terminate.

Legal Notice / Responsibilities -

The Purchaser(s) understand(s) the rights and responsibilities described herein and hereby acknowledge that FICS has no control over the level of radon gas in the home located at the above property address. Further, the Purchaser(s) hereby release FICS and any other parties involved in the property transaction from: 1) any and all liabilities for the possible existence of radon in the property; 2) for personal property damage or personal injury, diminished value of real estate; incidental, consequential, special or exemplary damages from radon exposure (whether direct or indirect); and, 3) for Purchaser's failure to test for radon levels at the above referenced property within the 12 month coverage period as indicated above. Purchaser(s) understand this program has coverage limits applicable to the cost of mitigation. In the event of the presence of an Elevated Radon Level and that FICS cannot warrant or guarantee that radon is or will not be present in the property. This program provides coverage to the current Purchaser(s) only and is not transferable or assignable to any subsequent owners of the property.

This document must be signed and dated by the Purchaser(s) as provided below. By virtue of your signature below, you affirm your understanding of the Radon Safeguard Program coverage and limitations as described in the Purchaser Letter provided to you.

Purchaser Signature	Signature Date
Purchaser Signature	Signature Date



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 115 Carter Lane, Warrenton, NC 27589

(DF) Seller
Owner's Name(s): Weichert Workforce Mobility

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 means the owner has no knowledge of a problem or chooses not to disclose it. (Simply does not know)
- If an owner selects NA, it means the property does not contain a particular item or feature.

Seller is a Relocation company, has never occupied the home and makes no warranties or representations

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.

(DF) Seller

Buyer Initials: [Redacted] Owner Initials: [Redacted]
Buyer Initials: [Redacted] Owner Initials: [Redacted]

DF
07/29/26
2:30 pm
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Yes No NR

Yes No NR

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):

Seller is a Relocation company, has never occupied the home and makes no warranties or representations

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) ☐ ☐ ☐ ☐

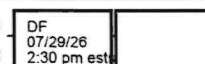
Explanations for questions in Section C (identify the specific question for each explanation):

(DF) Seller

Buyer Initials
Buyer Initials



Owner Initials
Owner Initials



DF
07/29/26
2:30 pm est

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):

Seller is a Relocation company, has never occupied the home and makes no warranties or representations

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		(DF) Seller		Owner Initials	
Buyer Initials		Owner Initials		Owner Initials	

DF
07/29/26
2:30 pm

	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):

Seller is a Relocation company, has never occupied the home and makes no warranties or representations

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):

Type text here

Buyer Initials		(DF) Seller	
Buyer Initials		Owner Initials	
		DF 07/29/26 2:30 pm	sts

**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):

Seller is a Relocation company, has never occupied the home and makes no warranties or representations

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.

(DF) Seller

Owner Signature: Deborah A Ferbert

Date DF 07/29/26 2:30 pm ests

Owner Signature: _____

Date _____

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 _____