



Offer Instructions

Keller Williams Realty | License #: C14691
639 Executive Place Ste 100 Fayetteville, NC 28305

Listing Agent: Lindsey McDonald
License #: 285386
lindsey@welcomehometeamnc.com
910-501-2048

Offer must include:

- Buyer-signed copy of ALL disclosures in MLS Documents
- Appraisal addendum *provided in MLS Documents*, if applicable
- Pre-Approval Letter
- Proof of funds for any CASH offers and difference between contact price and appraised price, if applicable

Send offer as a pdf. DO NOT SEND VIA Dotloop. Text Listing Agent to confirm receipt of offer.

Due Diligence Money to be made out to: Emma Stevens, VIA

- Wire Transfer
- Venmo
- Paypal
- Zelle
- Personal or Bank Check

(info provided upon executed contract)

We look forward to working with you!



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 181 Kirkpatrick Rd, Red Springs, NC 28377
Owner's Name(s): Emma Stevens Dalton Stevens

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

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

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

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

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

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

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

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

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

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

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

Buyer Initials _____ Owner Initials ES 4/16/2025 | 07:51 EDT
Buyer Initials _____ Owner Initials DS 5/5/2025 | 08:24 PDT

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

	Yes	No	NR																																																																											
A1. Is the property currently owner-occupied? Date owner acquired the property: _____ If not owner-occupied, how long has it been since the owner occupied the property? _____	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>																																																																											
A2. In what year was the dwelling constructed? <u>2021</u>			<input type="radio"/>																																																																											
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>																																																																											
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) <input type="radio"/> Brick Veneer <input type="radio"/> Vinyl <input type="radio"/> Stone <input type="radio"/> Fiber Cement <input type="radio"/> Synthetic Stucco <input type="radio"/> Composition/Hardboard <input type="radio"/> Concrete <input type="radio"/> Aluminum <input checked="" type="radio"/> Wood <input type="radio"/> Asbestos <input type="radio"/> Other: _____			<input type="radio"/>																																																																											
A5. In what year was the dwelling's roof covering installed? <u>2021</u>			<input type="radio"/>																																																																											
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>																																																																											
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>																																																																											
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?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>																																																																											
A9. Is there a problem, malfunction, or defect with the dwelling's:																																																																														
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;"></th> <th style="width: 5%;">NA</th> <th style="width: 5%;">Yes</th> <th style="width: 5%;">No</th> <th style="width: 5%;">NR</th> <th style="width: 25%;"></th> <th style="width: 5%;">NA</th> <th style="width: 5%;">Yes</th> <th style="width: 5%;">No</th> <th style="width: 5%;">NR</th> <th style="width: 25%;"></th> <th style="width: 5%;">NA</th> <th style="width: 5%;">Yes</th> <th style="width: 5%;">No</th> <th style="width: 5%;">NR</th> </tr> </thead> <tbody> <tr> <td>Foundation</td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input checked="" type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td>Windows</td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: 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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.)?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
B3. What is the dwelling's heat source? (Check all that apply) <input type="radio"/> Furnace [____ # of units] <input checked="" type="radio"/> Heat Pump [____ # of units] <input type="radio"/> Baseboard [____ # of bedrooms with units] <input type="radio"/> Other: _____			<input type="radio"/>

Buyer Initials _____ Owner Initials ^{Initial} ES 4/16/2025 | 07:51 EDT
 Buyer Initials _____ Owner Initials ^{Initial} DS 5/5/2025 | 08:24 PDT

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

Central Forced Air: _____ Wall/Windows Unit(s): _____ Other: _____

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):

N/a I didn't answer yes

**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? 4/16/25

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	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Plumbing system (pipes, fixtures, water heater, etc.)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Sewer system	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Water supply (water quality, quantity, or pressure)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

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

SECTION D. FIXTURES/APPLIANCES

	Yes	No		NR
D1. Is the dwelling equipped with an elevator system? If yes, when was it last inspected? _____ Date of last maintenance service: _____	<input type="radio"/>	<input checked="" type="radio"/>		<input type="radio"/>
D2. Is there a problem, malfunction, or defect with the dwelling's:				
NA	Yes	No	NR	
Attic fan, exhaust fan, ceiling fan	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Elevator system or component	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Appliances to be conveyed	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
NA	Yes	No	NR	
Irrigation system	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Pool/hot tub /spa	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
TV cable wiring or satellite dish	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
NA	Yes	No	NR	
Sump pump	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Gas logs	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Central vacuum	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
NA	Yes	No	NR	
Garage door system	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Security system	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Other: _____	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

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?	<input type="radio"/>	<input checked="" type="radio"/>		<input type="radio"/>
E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)	<input type="radio"/>	<input checked="" type="radio"/>		<input type="radio"/>
E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements)?	<input type="radio"/>	<input checked="" type="radio"/>		<input type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>		<input type="radio"/>
E5. Does the property abut or adjoin any private road(s) or street(s)?	<input checked="" type="radio"/>	<input type="radio"/>		<input type="radio"/>
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? <input type="radio"/> NA	<input type="radio"/>	<input checked="" type="radio"/>		<input type="radio"/>

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?	<input type="radio"/>	<input checked="" type="radio"/>		<input type="radio"/>

Buyer Initials _____ Owner Initials ^{Initial} ES 4/16/2025 | 07:51 EDT
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- F2. Is there an environmental monitoring or mitigation device or system located on the property?
- F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property?
- F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?
- F5. Is the property located in a federal or other designated flood hazard zone?
- F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?
- F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?
- F8. Is there a current flood insurance policy covering the property?
- F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?
- F10. Is there a flood or FEMA elevation certificate for the property?

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

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

**SECTION G.
MISCELLANEOUS**

- | | Yes | No | NR |
|--|-----------------------|----------------------------------|-----------------------|
| G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| G2. Is the property subject to a lease or rental agreement? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| 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? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |

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

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:  Date 4/16/2025 | 07:51 EDT
Signed by: Emma Stevens
E5E71A238564419...

Owner Signature:  Date 5/5/2025 | 08:24 PDT
DocuSigned by:
13B2E536EFA44A5...

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 _____



KEY RELEASE POLICY

Address: **181 Kirkpatrick Rd, Red Springs, NC 28377**

The undersigned parties expressly acknowledge and agree that the keys and/or garage door openers to the above referenced property shall not be released to Buyer(s) until after the deed has been recorded. Furthermore, the undersigned parties are prohibited from removing any keys and/or garage door openers from the property at any time prior to recording of the deed. Once the deed has been recorded the Buyer(s) or their agent may pick up the keys and/or garage door openers from either their attorney's office or the Listing Agent.

Buyer -	<input type="text"/>	Date -	_____
Buyer -	<input type="text"/>	Date -	_____
Buyer's Agent -	<input type="text"/>	Date -	_____

HOKE COUNTY HEALTH CENTER

PERMIT NO. 18820

Raeford, North Carolina
(910) 875-3717

OPERATION PERMIT

Owner WRIGHT BUSINESS INV. LLC

Property Location 181 KIRKPATRICK LANE

Sub. Div. / M.H. Pk. _____ Lot _____ Blk. / Sec. _____

Installed by Garner Date 9-10-20

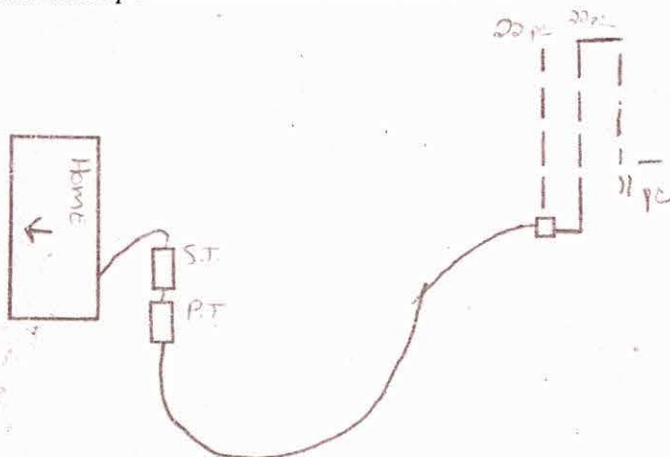
State Agent Jeff Eudy / Camp L... Date 2-11-21

System Type Q-4 Chambers System Classification Table V (a) III

Remarks Pump v. 1.0 3/5/12

Dump to a D-Box See notes provided by Jeff Eudy

*This does not constitute a warranty or guarantee: System installed in compliance with N.C. Statutes, rules, and all conditions of the improvement permit and construction authorization.



OTS 1000
PT 1000
S/T
214

HOKE COUNTY HEALTH CENTER

PERMIT NO. 18820

Raeford, North Carolina
(910) 875-3717

IMPROVEMENT PERMIT

Owner Wright Business Inv. LLC

Address 181 Kirkpatrick Lane

Property Location PIN # 294310001404

Sub. Div. / M.H. Pk. RF11-20-19

SYSTEM DESIGNED FOR: NEW REPAIR ADDITION

Structure Home No. Occupants 6 max No. Bedrooms 3

No. Employees _____ Septic Tanks 1000 gal. Pump Tank 9000 gal.

Grease Trap _____ gal. No. of Nitrification Trenches _____ Length of each Trench may vary

Total Trench Length 260' Width of Trench 36"

Water Supply New well System Classification Gravel-less

Maximum Depth of Nitrification Lines At Grade Projected Daily Flow 360 g.p.d.

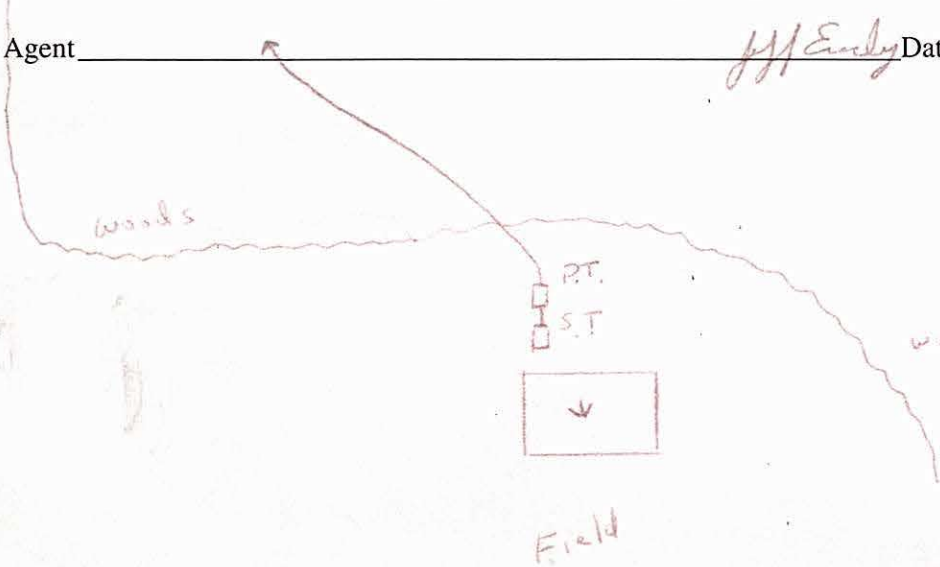
Permit valid for 5 years **POLY-STYRENE OR CHAMBER**

NOTICE: This permit may not be altered without written permission from a representative of the Hoke County Health Department. This permit is subject to revocation if site, plat, site plan, lot or the intended use changes. Must have an Authorization to Construct Permit before installing system. An accepted system may also be used without permit authorization or modification.

The improvement permit shall not be affected by a change in ownership of the site for the wastewater system provided both the site for the wastewater system and the facility the system serves are unchanged.

State Agent Jeff Eudy Date 10-18-19

Power Line



must meet on site to flag system. Before tanks are installed.



181 Kirkpatrick Road Red Springs, NC 28377

YOUR UTILITY COMPANIES

Electric Company	<u>Duke Energy Progress</u>
Water Company (or Well)	<u>well</u>
Gas Company	<u>none</u>
Sewer Company (or Septic)	<u>septic tank</u>

Call to set up utilities to start on closing day.

COMPANY DIRECTORY

PHONE NUMBER

Cooper Gas-Propane	919-777-2414
Harnett County Public Utilities	910-893-7575
Central Electric Membership	919-774-4900
South River EMC	910-892-8071
Duke Progress Energy	800-452-2777
Harnett County Public Utilities	910-893-7575
Hoke County Public Utilities	910-875-6704
Aqua	877-987-2782
Central Electric Membership	919-774-4900
Spectrum Internet/TV	833-267-6094

