

Property Address: 119 HEATHERWOOD DRIVE APEX, NC 27502

- Is there a security system?  Yes  No
- Will it be on for showings?  Yes  No
- Do you own the system?  Yes  No
- Any monitoring charges?  Yes  No
- Can contract be cancelled anytime?  Yes  No

If no, how many months left? N/A

Is there an annual termite bond?  Yes  No HOA

Is there an irrigation system?  Yes  No

How old is the water heater? 6/2024

Heat source for water heater:  Natural Gas  LP Gas  Electric

Is the water heater tankless?  Yes  No

Heat source for the heating system:  Natural Gas  LP Gas  Electric

Age of heating system on the: 1st Flr: 2024 2nd Flr: \_\_\_\_\_ Other: \_\_\_\_\_

Age of cooling system on the: 1st Flr: 2024 2nd Flr: \_\_\_\_\_ Other: \_\_\_\_\_

Is there a private septic tank?  Yes  No

If yes, when was it last pumped and where is it located?  
\_\_\_\_\_  
\_\_\_\_\_

Is there a private well?  Yes  No

If yes, how many gallons per minute and where is it located?  
\_\_\_\_\_  
\_\_\_\_\_

If there are community mailboxes, what is the mailbox number and where is it located?  
YES.  
#10 FIRST CLUSTER OF THREE TOWARDS FOOD LION

Electric Provider: _____	Average Monthly Cost: _____	
Gas Provider: _____	Average Monthly Cost: _____	
Water Provider: _____	Average Monthly Cost: _____	
Sewer Provider: _____	Average Monthly Cost: _____	
Garbage Provider: _____	Average Monthly Cost: _____	Pick Up Day: _____
Recycling Provider: _____	Average Monthly Cost: _____	Pick Up Day: _____

Other Systems to Explain to Prospective Buyers:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Have you made any claims on your home owners insurance policy? If yes, please explain:  
YES. MAY 2024. PLUMBING LEAK IN UPSTAIRS BATHROOM RESULTED IN REPLACING ALL POLYBUYLENE PIPE WITH PEY FROM WATER METER AT STREET THROUGHOUT ENTIRE HOUSE. REPLACED ENTIRE KITCHEN, FLOORING IN KITCHEN, DINING AREA, AND LIVING ROOM.



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 119 Heatherwood Dr, Apex, NC 27502
Owner's Name(s): John J Humphreys Jr.

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.

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.

- 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 N, the owner has no actual knowledge of the topic of the question, including any problem.
• 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.

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.

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 [Signature]
Buyer Initials \_\_\_\_\_ Owner Initials \_\_\_\_\_

**SECTION A.**

**STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF**

**Yes No NR**

A1. Is the property currently owner-occupied?  Yes  No  NR  
 Date owner acquired the property: 01/2024  
 If not owner-occupied, how long has it been since the owner occupied the property? \_\_\_\_\_

A2. In what year was the dwelling constructed? 1990  Yes  No  NR

A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?  Yes  No  NR

A4. The dwelling's exterior walls are made of what type of material? (Check all that apply)  Yes  No  NR  
 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? ~ 2018  Yes  No  NR

A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?  Yes  No  NR

A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?  Yes  No  NR

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?  Yes  No  NR

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	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Windows	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Attached Garage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Slab	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Doors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Fireplace/Chimney	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Patio	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Ceilings	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Interior/Exterior Walls	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Floors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Deck	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Other: _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

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**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.)?  Yes  No  NR

B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?  Yes  No  NR

B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)  Yes  No  NR  
 Furnace [ 1 # of units ] Year: 2024  Heat Pump [ \_\_\_ # of units ] Year: \_\_\_\_\_  
 Baseboard [ \_\_\_ # of bedrooms with units ] Year: \_\_\_\_\_  Other: \_\_\_\_\_ Year: \_\_\_\_\_

Buyer Initials \_\_\_\_\_ Owner Initials [Signature]  
 Buyer Initials \_\_\_\_\_ Owner Initials \_\_\_\_\_

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

Central Forced Air: TRANE Year: 2024  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**

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: PEX

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture)  Gas: 2024  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 checked="" type="radio"/>	<input type="radio"/>	<input 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 checked="" type="radio"/>	<input type="radio"/>	<input 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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Buyer Initials \_\_\_\_\_ Owner Initials [Signature]  
Buyer Initials \_\_\_\_\_ 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
Attic fan, exhaust fan, ceiling fan	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Irrigation system	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Sump pump	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Elevator system or component	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Pool/hot tub /spa	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Gas logs	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Appliances to be conveyed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	TV cable wiring or satellite dish	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Central vacuum	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
										Garage door system	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
										Security system	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
										Other:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

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**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):*

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**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 \_\_\_\_\_ Owner Initials *[Signature]*  
 Buyer Initials \_\_\_\_\_ Owner Initials \_\_\_\_\_

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 \_\_\_\_\_ Owner Initials             
Buyer Initials \_\_\_\_\_ Owner Initials

**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) HEATHERWOOD HOA whose regular assessments ("dues") are \$ 212 per MONTH.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: PPM RALEIGH 919-848-4911 PPMRAL.COM

b. (specify name) SHEPHERDS VINEYARD whose regular assessments ("dues") are \$ 90 per QUARTER.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: PPM RALEIGH 919-848-4911 PPMRAL.COM

c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject? NO

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: [Signature] Date 1/31/2026

Owner Signature: \_\_\_\_\_ Date \_\_\_\_\_

**Buyer(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 \_\_\_\_\_



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:

Table with 6 rows of disclosure questions and 3 columns: Yes, No, No Representation. Each row includes a signature line for Buyer Initials and a checkbox for each response option.

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: 119 Heatherwood Dr, Apex, NC 27502

Owner's Name(s): John J Humphreys Jr.

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: [Signature] John J Humphreys Jr. Date 1/30/2020

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