

HARNETT COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SECTION
307 W. CORNELIUS HARNETT BLVD.
LILLINGTON, NC 27546
910-893-7547 PHONE
910-893-9371 FAX

Application for Repair

edward.feliciano25@yahoo.com

EMAIL ADDRESS: 919-696-2941 Realtor

OWNER NAME Virginia M. Stern (Deceased) PHONE (701) 856-8959

PHYSICAL ADDRESS 2879 NC 27E Coats, nc 27521

MAILING ADDRESS (IF DIFFERENT THAN PHYSICAL) 11 Ballhorns Mill Ct. Fuquay-Varina, NC

IF RENTING, LEASING, ETC., LIST PROPERTY OWNER NAME n/a

0.5 acres

SUBDIVISION NAME LOT #/TRACT # STATE RD/HWY SIZE OF LOT/TRACT

Type of Dwelling: Modular Mobile Home Stick built Other

Number of bedrooms 2 Basement

Garage: Yes No Dishwasher: Yes No Garbage Disposal: Yes No

Water Supply: Private Well Community System County

Directions from Lillington to your site: 421 going to Campbell University

In order for Environmental Health to help you with your repair, you will need to comply by completing the following:

1. A "surveyed and recorded map" and "deed to your property" must be attached to this application. Please inform us of any wells on the property by showing on your survey map.
2. The outlet end of the tank and the distribution box will need to be uncovered and property lines flagged. After the tank is uncovered, property lines flagged, underground utilities marked, and the orange sign has been placed, you will need to call us at 910-893-7547 to confirm that your site is ready for evaluation.

Your system must be repaired within 30 days of issuance of the Improvement Permit or the time set within receipt of a violation letter. (Whichever is applicable.)

By signing below, I certify that all of the above information is correct to the best of my knowledge. False information will result in the denial of the permit. The permit is subject to revocation if the site plan, intended use, or ownership changes.

Michelle M. Feliciano (Executor)
Owner Signature

08/28/23
Date

HOMEOWNER INTERVIEW FORM

It is important that you answer the following questions for our inspectors. Please do not leave any blanks if possible, and answer all questions to the best of your ability. Thank You.

Have you received a violation letter for a failing system from our office? YES NO

Also, within the last 5 years have you completed an application for repair for this site? YES NO

Year home was built (or year of septic tank installation) 1968
Installer of system Don't know
Septic Tank Pumper (don't know) Forever Clean
Designer of System Don't know

1. Number of people who live in house? 1 # adults # children # total
2. What is your average estimated daily water usage? gallons/month or day county
water. If HCPU please give the name the bill is listed in paying at least \$ 40.00 a month
3. If you have a garbage disposal, how often is it used? daily weekly monthly Don't know
4. When was the septic tank last pumped? 08/14 How often do you have it pumped?
5. If you have a dishwasher, how often do you use it? daily every other day weekly
6. If you have a washing machine, how often do you use it? daily every other day weekly monthly
7. Do you have a water softener or treatment system? YES NO Where does it drain?
8. Do you use an "in tank" toilet bowl sanitizer? YES NO
9. Are you or any member in your household using long term prescription drugs, antibiotics or chemotherapy? YES NO If yes please list
10. Do you put household cleaning chemicals down the drain? YES NO If so, what kind?
11. Have you put any chemicals (paints, thinners, etc.) down the drain? YES NO
12. Have you installed any water fixtures since your system has been installed? YES NO If yes, please list any additions including any spas, whirlpool, sinks, lavatories, bath/showers, toilets
13. Do you have an underground lawn watering system? YES NO
14. Has any work been done to your structure since the initial move into your home such as, a roof, gutter drains, basement foundation drains, landscaping, etc? If yes, please list
15. Are there any underground utilities on your lot? Please check all that apply:
 Power Phone Cable Gas Water
16. Describe what is happening when you are having problems with your septic system, and when was this first noticed? During inspection by buyer
17. Do you notice the problem as being patterned or linked to a specific event (i.e., wash clothes, heavy rains, and household guests?) YES NO If Yes, please list

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2018 Sep 27 11:09 AM NC Rev Stamp: \$ 2.00
Book: 3641 Page: 977 - 979 Fee: \$ 26.00
Instrument Number: 2018013787

HARNETT COUNTY TAX ID #
07-0690-0072

09-27-2018 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 2.00

Tax Account No. 0690-05-6861.000

Parcel Identifier No. 07-0690-0072

Verified by _____ County on the _____ day of _____, 20____, by: _____

Mail/Hold after recording: Monroe, Wallace & Morden, 3225 Blue Ridge Rd, #117, Raleigh, NC 27612

This instrument was prepared by: Monroe Wallace Law Group, Raleigh, NC (without title certification or tax advice)

Brief description for the Index: .5 acre, Hwy 27, Coats, NC

THIS DEED made this 26th day of September, 20 18, by and between

GRANTOR

GRANTEE

ANITA WHITLEY, unmarried

VIRGINIA M. STERN
a 1% interest as a tenant-in common

2879 NC 27 E
Coats, NC 27521

11 Ballard Mill Court
Fuquay-Varina, NC 27526

All or a portion of the property conveyed includes / _____ does not include the primary residence of a Grantor.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter, as required by the context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Grove Township, Harnett County, North Carolina, and more particularly described as follows:

*one percent (1%) interest as a tenant-in-common in

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE THERETO

Submitted electronically by "Monroe, Wallace & Morden, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1270, Page 547

A map showing the above-described property is recorded in Plat Book _____, Page _____

TO HAVE AND TO HOLD* the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

-This conveyance is subject to all liens, rights-of-way, easements, covenants and restrictions of record, if any.

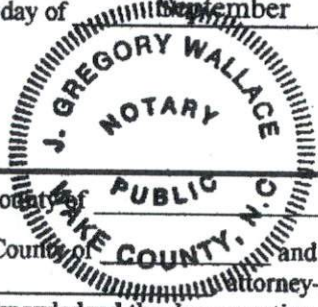
-This conveyance is subject to 2018 ad valorem tax and for subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

..... (SEAL) Anita Whitley (SEAL)
Anita Whitley
..... (SEAL) (SEAL)

State of North Carolina, County of Wake

I, a Notary Public for the County of Wake and the State of North Carolina, do hereby certify that Anita Whitley personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of September, 2018.



J. Gregory Wallace
Notary Public
My Commission Expires: 4/5/2023

State of North Carolina, County of _____

I, a Notary Public for the County of _____ and the State of North Carolina, do hereby certify that, _____ attorney-in-fact for _____, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument for and in behalf of _____, that the authority to execute and acknowledge said instrument is contained in a power of attorney duly executed, acknowledged, and recorded in Book _____, Page _____, in the office of Register of Deeds, _____ County, and that this instrument was executed under and by virtue of the authority granted by said power of attorney, that the said _____ acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said _____ Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

Notary Public
My Commission Expires: _____

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____, Register of Deeds for _____ County
Deputy/Assistant Register of Deeds

EXHIBIT A

This being a part of the B. A. Norris property located on the Coats and Buies Creek Highway. BEGINNINGS 519 feet from the run of Thornton Creek, the west corner of E. L. Parrish lot surveyed by Herbert L. Johnson, 1955, and runs as the west line of E. L. Parrish lot North 21 degrees East 210 feet to an iron stake, (Parrish corner) thence North 69 degrees West 105 feet to a corner with C. B. Denning, then South 21 degrees West 210 feet to the center of Coats and Buies Creek Highway; thence along the center of said highway, South 69 degrees East 105 feet to the BEGINNING corner, containing $\frac{1}{2}$ acre, more or less. This being surveyed by H. T. Turlington, Surveyor, in 1956.

For a further and more adequate description reference is hereby made to survey entitled "PROPERTY OF ERNEST N. CALL MARGERY M. CALL," Grove Twp., Harnett County, N. C., prepared by Piedmont Surveying, Dunn, N. C., dated October 9, 1990, and described by metes and bounds as follows:

BEGINNING at a found nail in the centerline of N.C. Hwy. 27 (60' R/W) located South 72 degrees 45 minutes 00 seconds East 482.01 feet from the centerline intersection of N.C. Hwy. 27 and N.C.S.R. 1563, said point also being the southeast corner of a 30 foot road which is a portion of the Mrs. C. B. Denning tract as described in Deed recorded in Book 360, at Page 525, Harnett County Registry, and running thence from said beginning point as the eastern line of said 30 foot road North 17 degrees 15 minutes 00 seconds East 210.00 feet to a found iron pipe, being a corner with said Mrs. C. B. Denning tract; thence as the southern line of said Mrs. C. B. Denning tract South 72 degrees 45 minutes 00 seconds East 150 feet to a found iron pipe located in said Mrs. C. B. Denning line and being the northwest corner of the Edward L. Stewart tract as described in Deed recorded in Book 488, at Page 27, Harnett County Registry; thence as the western line of the said Edward L. Stewart tract South 17 degrees 15 minutes 00 seconds West 210.00 feet to a found iron nail located in the centerline of N. C. Hwy. 27 and being North 72 degrees 45 minutes 00 seconds West 817.82 feet from the centerline of Thornton Creek; thence as the centerline of N.C. Hwy. 27 North 72 degrees 45 minutes 00 seconds West 150.00 feet to the beginning, and being a portion of the B. A. Norris property as deeded to Michael Anthony Peede in Deed recorded in Book 652 at Page 810, Harnett County Registry.

STATE OF NORTH CAROLINA

File No. 23E0045

Harnett County

In The General Court Of Justice
Superior Court Division
Before the Clerk

IN THE MATTER OF THE ESTATE OF:

Name
Virginia Medel Stern


LETTERS
TESTAMENTARY

G.S. 28A-6-1; 28A-6-3; 28A-11-1; 36C-2-209

The Court in the exercise of its jurisdiction of the probate of wills and the administration of estates, and upon application of the fiduciary, has adjudged legally sufficient the qualification of the fiduciary named below and orders that Letters be issued in the above estate.

The fiduciary is fully authorized by the laws of North Carolina to receive and administer all of the assets belonging to the estate, and these Letters are issued to attest to that authority and to certify that it is now in full force and effect.

Witness my hand and the Seal of the Superior Court.

| | |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Name And Address Of Fiduciary 1 Michelle Feliciano 2879 NC Hwy 27 East Coats, NC 27521 | Date Of Qualification 01/19/2023 |
| | Clerk Of Superior Court Renee Whittenton |
| Title Of Fiduciary 1 Executrix | EX OFFICIO JUDGE OF PROBATE |
| Name And Address Of Fiduciary 2 | Date Of Issuance 01/19/2023 |
| | Signature  T. Blomquist |
| Title Of Fiduciary 2 | <input type="checkbox"/> Deputy CSC <input checked="" type="checkbox"/> Assistant CSC <input type="checkbox"/> Clerk Of Superior Court |

SEAL

NOTE: This letter is not valid without the official seal of the Clerk of Superior Court.

CERTIFICATION OF VITAL RECORD WAKE COUNTY, NC REGISTER OF DEEDS

NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES
N.C. VITAL RECORDS
CERTIFICATE OF DEATH

7557

STATE FILE NO.

| | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|--|
| DECEDENT TYPE/PRINT IN PERMANENT BLACK, BLUE, BLACK OR BLUE INK | DECEDENT'S LEGAL NAME | | | | | | | |
| | 1a. FIRST Virginia | | 1b. MIDDLE Medel | | 1c. LAST Stern | | 1d. SUFFIX ***** | |
| | 1e. LAST NAME PRIOR TO FIRST MARRIAGE Medel | | | | | | | |
| | 2. SEX Female | 3a. AGE-LAST BIRTHDAY (Yrs) 83 | 3b. UNDER 1 YEAR Months Days | 3c. UNDER 1 DAY Hours Minutes | 4. DATE OF BIRTH SEP 19, 1939 | 5. BIRTHPLACE (County/State or Foreign Country) Philippines | 6. DATE OF DEATH December 18, 2022 | |
| | 7a. PLACE OF DEATH Inpatient | | | 7b. FACILITY NAME (If not institution, give street, number, city or town) WakeMed Raleigh Campus | | | | |
| | 7c. COUNTY OF DEATH Wake | | 8. MARITAL STATUS Widowed | | 9. SURVIVING SPOUSE (Give name prior to first marriage) | | | |
| | 10a. DECEDENT'S USUAL OCCUPATION Loan Officer | | | 10b. KIND OF BUSINESS/INDUSTRY Banking | | 11. DECEDENT'S SOCIAL SECURITY NUMBER 273-64-6706 | | |
| | 12a. RESIDENCE-STATE OR FOREIGN COUNTRY North Carolina | | | 12b. RESIDENCE-COUNTY Harnett | | 12c. RESIDENCE-CITY OR TOWN Fuquay Varina | | |
| | 12d. RESIDENCE-STREET AND NUMBER 11 Ballards Mill Court | | | 12e. INSIDE CITY LIMITS No | 12f. ZIP CODE 27526 | 13. WAS DECEDENT EVER IN U.S. ARMED FORCES? No | | |
| | 14. DECEDENT'S EDUCATION Bachelor's degree | | | 15. DECEDENT OF HISPANIC ORIGIN? Not Spanish/Hispanic/Latino | | 16. DECEDENT'S RACE Filipino | | |
| PARENTS | 17. FATHER/PARENT NAME (First, Middle, Last, Suffix) (Last Name Prior to First Marriage) Eusebio Medel | | | | 18. MOTHER/PARENT NAME (First, Middle, Last, Suffix) (Last Name Prior to First Marriage) Susana Mamerto | | | |
| | 19a. INFORMANT'S NAME Michelle Feliciano | | 19b. RELATIONSHIP TO DECEDENT Niece | | 19c. MAILING ADDRESS (Street and Number, City, State, Zip Code) 11 Ballards Mill Court, Fuquay-Varina, NC 27526 | | | |
| DISPOSITION | 20a. METHOD OF DISPOSITION Burial | | | 20b. PLACE OF DISPOSITION (Name of cemetery, crematory, other place) Lakeview Memorial Gardens | | 20c. LOCATION (City or Town and State) Angier, North Carolina | | |
| | 21a. SIGNATURE OF FUNERAL DIRECTOR Joel Edward Branch (Signature Authenticated) | | | 21b. LICENSE NO. FS2358 | 21c. NAME OF EMBALMER Josefa M. Meek | 21d. LICENSE NO. FS2851 | | |
| | 22. NAME AND ADDRESS OF FUNERAL HOME O'Quinn-Peebles-Phillips Funeral Home & Crematory, LLC, 1310 S Main St, Lillington, NC 27546 | | | | | | | |
| MEDICAL CERTIFICATION <small>Medical Examination/Authorization for Disposition (Transportation) for Burial or Cremation. It constitutes authority for burial, cremation, transportation or removal from the state. A copy of this form serves as a Burial/Cremation Permit.</small> | 23. Part I. Enter the <u>chain of events</u> (diseases, injuries or complications) that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology on lines b, c and/or d. Enter only one cause on a line. DO NOT ABBREVIATE. | | | | | | Approximate interval: Onset to death for IMMEDIATE CAUSE 1 day | |
| | IMMEDIATE CAUSE (Final disease or condition resulting in death) → a. ST elevation Myocardial infarction Due to (or as a consequence of) | | | | | | | |
| | Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST | | | | | | | |
| | b. _____ Due to (or as a consequence of) c. _____ Due to (or as a consequence of) d. _____ Due to (or as a consequence of) | | | | | | | |
| BURIAL/CREMATION PERMIT | PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in PART I. | | | | 24a. WAS AN AUTOPSY PERFORMED? No | 24b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? | | |
| | 25. MANNER OF DEATH Natural | 26. WAS CASE REFERRED TO MEDICAL EXAMINER? Declined by ME | 27. TIME OF DEATH (Approximate) 04:52 AM | 28. DID TOBACCO USE CONTRIBUTE TO DEATH? Unknown | 29. PREGNANCY STATUS, IF APPLIES: Not Applicable | | | |
| MEDICAL EXAMINER ONLY | 30. DATE PRONOUNCED 12/18/2022 | 31a. DATE OF INJURY | 31b. TIME OF INJURY | 31c. INJURY AT WORK? | 31d. PLACE OF INJURY | 31e. IF TRANSPORTATION INJURY SPECIFY: | | |
| | 31f. DESCRIBE HOW INJURY OCCURRED | | | | 31g. LOCATION OF INJURY (Street/Number/City/State) | | | |
| CERTIFIER | 32. CERTIFIER I certify that, to the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner stated. | | | | | | | |
| | 33a. SIGNATURE AND TITLE OF CERTIFIER Peter William Heetderks, MD (Signature Authenticated) | | | | 33b. LICENSE NO. 2005-01601 | 33c. DATE SIGNED 12/18/2022 | | |
| | 33d. NAME AND ADDRESS OF CERTIFIER Peter William Heetderks, 3000 New Bern Ave, Raleigh, NC 27610 | | | | | 34. CASE ID NUMBER 8331190 | | |
| REGISTRAR | 35. SIGNATURE OF LOCAL REGISTRAR Deborah Veale (Signature Authenticated) | | | | 36. LOCAL FILE DATE 12/22/2022 | 37. DATE REGISTERED BY STATE 12/22/2022 | | |
| | ITEM(S) AND DATE(S) CORRECTED/AMENDED | | | | | | | |

HH-6 1872
REVISED 03/04/2019
4C. VITAL RECORDS

This is to certify that this is a true and correct reproduction or abstract of the official record filed in this office.

Tammy L. Brunner

Tammy L. Brunner

Register of Deeds, Wake County

Witness my hand and official seal
this the 28th day of December 2022



Printing specifications/security features: 24 lb. Security Paper • Void Pantograph • Micro Printing
Any alteration or erasure voids this certificate. Do not accept unless on security paper with Register of Deeds seal clearly embossed in left corner.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



FILED
BOOK 704 PAGE 644-615
APR 30 9 35 AM '80
F. R. HILTON
REGISTER OF DEEDS
HARNETT COUNTY, N.C.

Excise Tax Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Mr. & Mrs. Kenneth L. Mills, Rt. 2, Fuquay-Varina, NC 27526

This instrument was prepared by James F. Penny, Jr., Attorney at Law, Lillington, NC 27546
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd. day of APRIL, 1980, by and between

GRANTOR GRANTEE

**BURLENIA R. DEAN, widow, of
Harnett County, North Carolina**

**KENNETH L. MILLS and wife,
DORIS DEAN MILLS of Harnett
County, North Carolina**



Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of HECTOR'S CREEK Township,

HARNETT County, North Carolina and more particularly described as follows:

All that certain tract or parcel of land containing two acres, more or less, in Hector's Creek Township, Harnett County, North Carolina, and is located on the south side of the Chalybeate Springs Baptist Grove Church Road approximately 10 1/2 miles Northwest of the Town of Lillington and 8 miles Southwest of the Town of Fuquay Springs, N. C., and is bounded now or formerly on the North by the public road, on the West by the lands of Relue Arnold, and on the East by other lands of the Dean Estate and is more particularly described as follows: BEGINNING at a stake in path at J. A. Gilbert's corner and runs as his line South 49 West 3 chains and 80 links to a stake and pointers; thence as G. D. Lockamy's line North 42 West 5 chains and 30 links to a stake and pointers the corner; thence North 49 East 3 chains and 30 links; to a stake, J. W. Dean's corner in the path; thence as said path (now public road) South 42 East 5 chains and 30 links to the beginning and contains two acres, more or less.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:

.....
President

ATTEST:

.....
Secretary (Corporate Seal)

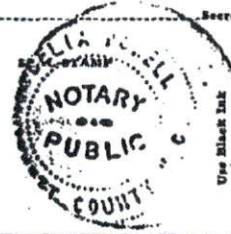
USE BLACK INK ONLY

Burlenia R. Dean (SEAL)
Burlenia R. Dean

..... (SEAL)

..... (SEAL)

..... (SEAL)



NORTH CAROLINA, HARNETT County.

I, a Notary Public of the County and State aforesaid, certify that BURLENIA R. DEAN,
widow, Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23 day of April, 1980.

My commission expires: 8-21-83 *Delia Powell* Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of

..... a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.

Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of *Delia Powell*

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Flora J. Miller REGISTER OF DEEDS FOR *Harnett* COUNTY
By Deputy/Assistant - Register of Deeds

Ambassador Inspections
 Robert Smith
Ambassadorinspections1@outlook.com
 919.339.5633
 PO Box 337
 Bunn, NC 27508

| 08-14-2023 10:24:19 | |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Street: | 2879 NC 27 |
| City: | Coats |
| State: | NC |
| Zip Code: | 27521 |
| Client Name: | Bridget Sadeck |
| Date of Inspection: | 2023-08-14 |
| Advertised number of bedrooms as stated in MLS or as stated in attached in sworn statement by owner or owner's representative: | 2 bedrooms |
| Designed system size or number of bedrooms as stated in available local health department information in gallons per day: | Unknown ,no permit. |
| Inspection shall include any part of the system located more than 5 feet from the primary structure that is part of the operations permit: | yes |
| Copy of Operations permit from County Environmental Health attached: | no |
| Issuing County: | N/A |
| Operations Permit Unavailable: | yes |
| System requires a certified subsurface water pollution control system operator pursuant to G.S. 90A-44: | no |
| Current Operator's name: | N/A |
| Most recent performance, operation and maintenance reports available?: | no |
| Type of water supply: | well |
| Distance in feet from house or structure: | 8 feet |
| Distance in feet from well or spring (if applicable): | 66 feet |
| Distance in feet from water line (if applicable): | Unknown |
| Distance in feet from property line if said property lines are known or marked: | Unknown |
| Distance in inches from finished grade to top of tank or access riser: | 5 inches |
| Access Risers Present: | no |
| Inlet Tank Lid Intact: | yes |
| Inlet Tank Lid Description: | Concrete slabs. |
| Outlet Tank Lid Intact: | yes |
| Outlet Tank Lid Description: | Concrete slab. |
| Baffle Wall Condition: | good |
| Inflow tank is noted as:: | sufficient |
| Is water level in tank relative to tank | yes |

Public Records/Tax

Inside City Yes
 City Limits Of Cary
 Tax Map/Blk/Pcd/Lot 0743688241
 PIN #
 Legal Description Lo32 Canterbury Sub Ph1 Bm1993-257

Tax Value \$369,942.00
 Tax Rate
 Tax Annual Amount \$3,587

Features

| | | |
|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------------------------------|
| Property Description Single Family | Property Type Detached | Roof Shingle, Roof Age 6-10 Years |
| Style Transitional | Fireplace 1 | Washer Dryer Location 1st Floor, Laundry Room |
| A/C Central Air, A/C Age 6+ Years, Gas Pack | Fireplace Description In Family Room, Wood Burning | Water Heater Gas |
| Bath Features Bath/Shower, Garden Tub, Tub/ Sep Shower | Flooring Carpet, Vinyl Floor | Water/Sewer City Sewer, City Water |
| Construction Type Site Built | Foundation Crawl Space, Walk-In Crawl Space | Waterfront Access |
| Design 2 Story | Fuel Heat Natural Gas | Waterfront Type |
| Dining Eat-In Kitchen, Living/Dining Room | Heating Forced Air, Heat Age 6+ Yrs, Gas Pack | Water Body Name |
| Equipment/Appliances Dishwasher, Disposal, Electric Range, Garage Opener, Microwave, Refrigerator | Interior Features 10Ft+ Ceiling, Cathedral Ceiling, Ceiling Fan, Kitchen Island | Approx Ft of Wtr Frontage |
| Exterior Features Gutters, Patio, Walking Trails, Neighborhood Playground | Lot Description Cul-De-Sac, Hardwood Trees, Landscaped | |
| Exterior Finish Hardboard/Masonite | Other Rooms 1st Floor Master Bedroom | |
| | Parking Attached, Garage | |

Green Fields

Green Building HERS ?
 Green Bldg HERS Rating
 Green Cert. Uploaded ?
 Green Building Cert
 Green Building Features

Listing Agent Information

2088093 List Agent - Agent Name and Phone Armand Lenchek - PrPh: 919-913-2627
 List Agent - E-mail armand@hpw.com
 C1232 Listing Office - Office Name and Phone Howard Perry & Walston Realtor - OFC: 919-960-6300
 301108 Co-Agent - Agent Name and Phone Michelle R Lyde-Westrom - PrPh: 919-636-9024

Showing Information

Appointment Phone 855-870-3200 ShowExptobe
 Hours Notice for Showing
 Showing Instructions Combo LB, Vacant

Compensation

Commission to Buyer Agent % 3.0
 Commission to Sub Agent % 3.0
 Variable Rate No

Selling/Closing Information

Selling Agent - License ID
 Selling Office - Firm License
 Selling Agent 2 - License ID
 Selling Office 2 - Firm License
 Sold Price
 Sold Price/List Price
 Sold Price/Sqft
 Contract Date
 Due Diligence Exp Date
 Closing Date
 Contingent Addendum
 Financial Concessions
 Other Concessions
 Selling Information
 Terms of Sale
 Competing Offers
 Special Conditions No Special Conditions

Ambassador Inspections
 Robert Smith
 Ambassadorinspections1@outlook.com
 919.339.5633
 PO Box 337
 Bunn, NC 27508

| | |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| outlet?: | |
| Outlet T present: | yes |
| Outlet T Description: | Could not see outlet tee because the solids are over the top of it if it is in there. |
| Outlet filter present: | no |
| Effluent leaves the outlet: | no |
| Effluent Leaves Discription: | Lines seemed dry but the solids are all the way to the top. |
| Roots Present in Tank: | no |
| Evidence of Tank Leakage: | no |
| Evidence of Non-permitted Connections: | no |
| Connection Present From House to Tank: | yes |
| Connection Present From Tank to Next Component: | yes |
| Percentage of solids in tank: | Completely full. |
| Unable to locate tank. (System Inspection cannot be completed until tank is located.): | no |
| Date tank was last pumped: | Unknown |
| Pump Tank Present: | no |
| Distance in feet from house or structure: | n/a |
| Distance in feet from well or spring (if applicable): | n/a |
| Distance in feet from water line (if applicable): | n/a |
| Distance in feet from property line if said property lines are known or marked: | n/a |
| Access riser: | no |
| Riser Description: | n/a |
| Condition of Riser Lid: | n/a |
| Control Panel Description: | n/a |
| Audible and Visual Alarms Functional: | no |
| Pump turns on and effluent is delivered to next component: | no |
| Unable to operate pump due to lack of electricity on site at time of inspection: | no |
| Distribution Box: | no |
| System type:: | Conventional |
| Pretreatment Present: | no |
| Number of Lines: | 1 |
| Length of lines: | 180 feet |
| Evidence of Past or Current Surfacing: | no |
| Vegetation, grading and/or drainage noted that may affect the conditions the system or system components present: | no |
| Effluent is reaching the dispersal field: | no |
| Conditions present that prevented or hindered the inspection: | no |
| Adverse conditions present that require | no |



246025 ACTI
VE

205 Sutherland
Drive

Olde Liberty

2,004

Strom
glast
Home
s

2022

3

2

0

Detac \$489,00
hed 0



249306 ACTI
VE

12505
Honeychurch
Street

Wakefield

2,613

2006

4

2

1

Detac \$510,00
hed 0



248787 ACTI
VE

1201 Groves
Field Lane

Heritage

2,739

AMM
ONS
BUIL
DING
COR
P

2003

4

3

0

Detac \$520,00
hed 0



249313 ACTI
VE

10004 Goodview
Court

Wildwood Green

2,400

1990

3

2

1

Detac \$545,00
hed 0



249407 ACTI
VE

5109 Windance
Court

Sunset Ridge

2,453

1994

4

2

1

Detac \$549,00
hed 0



249148 ACTI
VE

27 Brushwood
Court

Chapel Ridge

2,778

Carus
Home
s

2023

3

2

1

Detac \$634,90
hed 0

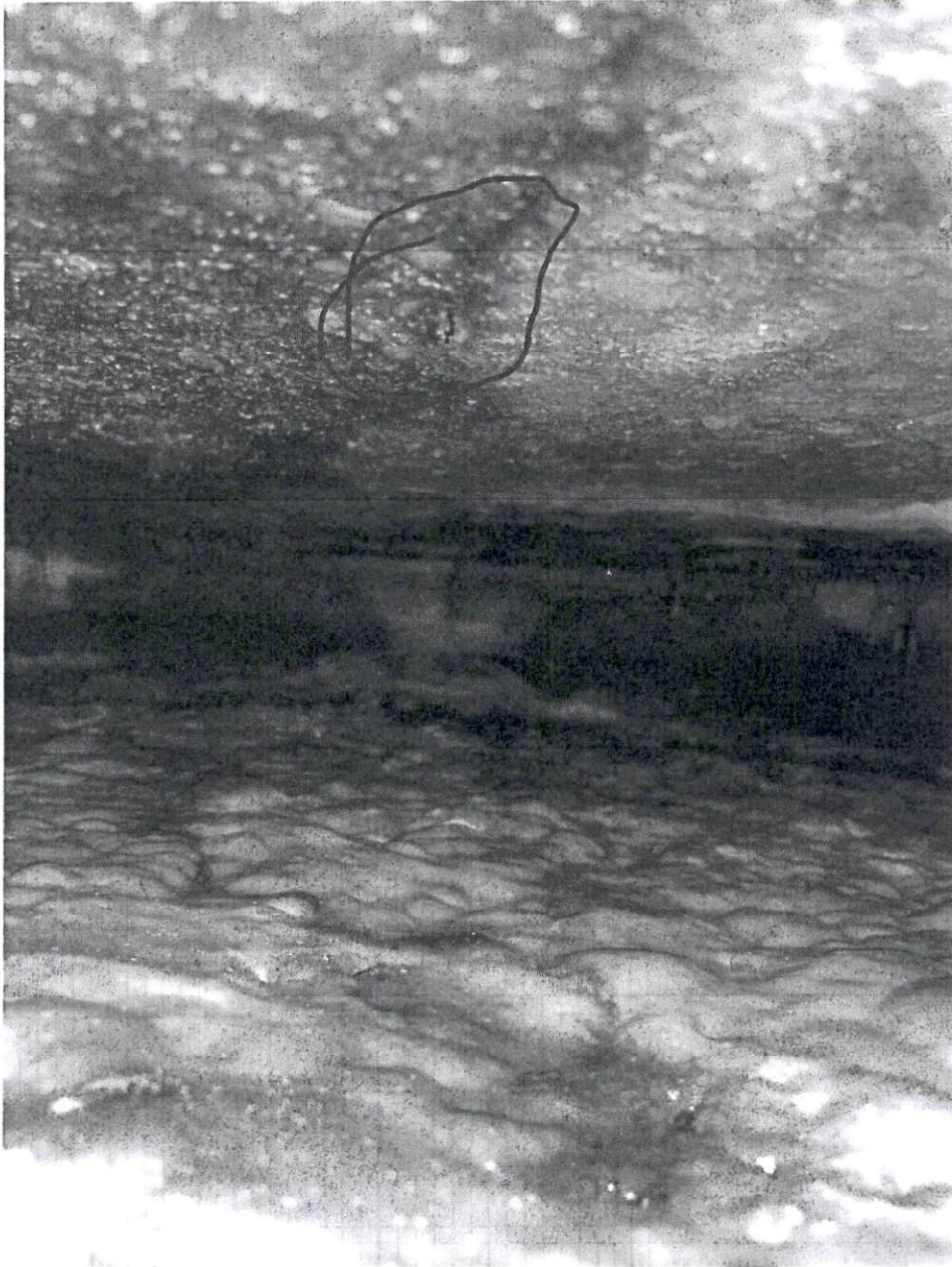
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 Bunn, NC 27508

| | |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| repair or subsequent observation or warrants further evaluation by the local health department: | |
| Other pertinent facts noted during inspection:: | *** Because the house is vacant the lines would be dry. Because the tank is so full there is no way to see if the outlet tee is in place and if the line is clogged with solids. |
| Inspector Name: | Robert Smith |
| Certification #: | 50651 |
| Inspector Address: | PO Box 337, Bunn, NC 27508 |
| Inspector Phone: | (919) 339-5633 |
| Disclaimer: | No representation, warranties or opinions are hereby given, written or expressed otherwise, as to the future performance of onsite wastewater system described herein. This onsite wastewater system inspection is a presentation of system facts in place on date of inspection. |
| Inspector Signature: | |
| Summary: | <ol style="list-style-type: none"> 1. *** septic tank needs to be pumped. 2. *** very likely that the out tee is either full of solids and or missing and the leach line could be full of solids. Because the house is vacant the line would be dry. There is no way to know until tank is pumped. Recommend trying to run a camera through the line to inspect it for solids. 3. I did not see any sign of surfacing in the leach field. 4. I located approximately 180 feet of leach line. |

EXPENSES - 2022

| DATE | CH. # | PAID TO | DESCRIPTION | AMOUNT | Presentation | Off Supp. | Off Exp. | Phone | Marketing/Ad vertising | Prof. fees | Donation | Postage | Misc. | Education | Insurance |
|----------|-------|-----------------------------|------------------------------------------------|-------------|--------------|-----------|----------|-----------|------------------------|------------|-----------|---------|-------|-----------|-----------|
| 7/21/22 | | AMEX | Marketing exp | \$ 908.43 | | | | | \$ 908.43 | | | | | | |
| 7/5/22 | | Magnets USA | Marketing exp | \$ 259.20 | | | | | \$ 259.20 | | | | | | |
| 6/8/22 | | TMLS | Quarterly fee | \$ 150.00 | | | | | | \$ 150.00 | | | | | |
| 6/21/22 | | AMERX | License renewal -2022-2023 | \$ 45.00 | | | | | | \$ 45.00 | | | | | |
| 6/8/22 | | NC DOR | Marketing exp | \$ 465.86 | | | | | \$ 465.86 | | | | | | |
| 5/31/22 | | Conco | Privilege License Tax | \$ 50.00 | | | | | | \$ 50.00 | | | | | |
| 5/23/22 | | Bill Page Toyota | Vehicle the exp | \$ 854.88 | | | | | \$ 854.88 | | | | | | |
| 5/23/22 | | AMEX | Tire exp | \$ 342.59 | | | | | \$ 342.59 | | | | | | |
| 4/21/22 | | AMEX | Marketing exp | \$ 620.88 | | | | | \$ 620.88 | | | | | | |
| 5/14/22 | | PAAMC | Marketing exp | \$ 959.80 | | | | | \$ 959.80 | | | | | | |
| 4/23/22 | | Eric Hugo | Charity Golf | \$ 100.00 | | | | | | | \$ 100.00 | | | | |
| 4/1/22 | | Marla Altende Barnard | Floor measurement-4012 Old Sunrise | \$ 100.00 | | | | | \$ 100.00 | | | | | | |
| 4/1/22 | | Mike Bower | Photos - 4012 Old Sunrise | \$ 100.00 | | | | | \$ 100.00 | | | | | | |
| 3/8/22 | | Key Mercedes | Wireless Phone Bill - 2022 | \$ 560.04 | | | | \$ 560.04 | | | | | | | |
| 1/21/22 | | AMEX | Marketing exp | \$ 1,777.08 | | | | | \$ 1,777.08 | | | | | | |
| 1/1/22 | | NAR | ABR membership | \$ 104.50 | | | | | \$ 104.50 | | | | | | |
| 3/21/22 | | AMEX | Marketing exp | \$ 296.52 | | | | | \$ 296.52 | | | | | | |
| 3/2/22 | | TMLS | Quarterly fee | \$ 150.00 | | | | | \$ 150.00 | | | | | | |
| 2/2/22 | | Realty/ | Relocation fee | \$ 175.00 | | | | | \$ 175.00 | | | | | | |
| 2/21/22 | | AMEX | Marketing exp | \$ 431.17 | | | | | \$ 431.17 | | | | | | |
| 1/14/22 | | Mike Bower | Photos-2620 Finley Ridge | \$ 85.00 | | | | | \$ 85.00 | | | | | | |
| 8/21/22 | | AMEX | Marketing Exp | \$ 999.80 | | | | | \$ 999.80 | | | | | | |
| 9/21/22 | | AMEX | Marketing Exp | \$ 1,192.59 | | | | | \$ 1,192.59 | | | | | | |
| 10/21/22 | | AMEX | Marketing Exp | \$ 749.30 | | | | | \$ 749.30 | | | | | | |
| 11/20/22 | | Ale House | Presentation Exp - Alton | \$ 60.63 | | | | | \$ 60.63 | | | | | | |
| 11/14/22 | | Number One Pho | Presentation Exp - Withers | \$ 40.72 | | | | | \$ 40.72 | | | | | | |
| 8/29/22 | | PF Chang | Presentation Exp - Timbol/Caballero | \$ 37.48 | | | | | \$ 37.48 | | | | | | |
| 8/14/22 | | The Shrimp Factory | Presentation Exp - Cruz, Rivero | \$ 153.75 | | | | | \$ 153.75 | | | | | | |
| 9/11/22 | | IHOP Stone | Presentation Exp - Dionisio | \$ 29.73 | | | | | \$ 29.73 | | | | | | |
| 9/11/22 | | Number One Pho | Presentation Exp - Maghaling Ushing | \$ 40.72 | | | | | \$ 40.72 | | | | | | |
| 9/12/22 | | Longhorn Steakhouse | Presentation Exp - Mandani closing | \$ 82.02 | | | | | \$ 82.02 | | | | | | |
| 8/7/22 | | NC Seafood Restaurant | Presentation Exp - Amozoa | \$ 61.70 | | | | | \$ 61.70 | | | | | | |
| 7/28/22 | | High House Billiards | Presentation Exp - Rivero, Jazmin, Ramon, Jean | \$ 38.67 | | | | | \$ 38.67 | | | | | | |
| 12/21/22 | | AMEX | Marketing Exp - | \$ 906.54 | | | | | \$ 906.54 | | | | | | |
| 12/31/22 | | PAAMC | Marketing Exp | \$ 1,523.58 | | | | | \$ 947.59 | \$ 576.00 | | | | | |
| 12/25/22 | | AMEX | Advertising - Souveni program | \$ 100.00 | | | | | \$ 100.00 | | | | | | |
| 12/1/22 | | TMLS | Quarterly fee | \$ 150.00 | | | | | \$ 150.00 | | | | | | |
| 9/1/22 | | TMLS | Quarterly fee | \$ 150.00 | | | | | \$ 150.00 | | | | | | |
| 6/15/22 | | Hibachi | Presentation group exp-Mitra, Manjhin, Gurnani | \$ 232.87 | | | | | \$ 232.87 | | | | | | |
| 6/14/22 | | Manuduct Grill | Presentation exp - Tatessee | \$ 60.68 | | | | | \$ 60.68 | | | | | | |
| 6/15/22 | | Filipino Express | Presentation exp - Dionisio | \$ 52.27 | | | | | \$ 52.27 | | | | | | |
| 5/13/22 | | Daniels Restaurant | Presentation exp - Withers | \$ 66.74 | | | | | \$ 66.74 | | | | | | |
| 6/6/22 | | Lower Foods | Client's gift - Tatessee | \$ 42.89 | | | | | \$ 42.89 | | | | | | |
| 6/7/22 | | SS Diner - Lullington | Presentation exp - McCarthy | \$ 25.80 | | | | | \$ 25.80 | | | | | | |
| 5/4/22 | | Halegh Airport Resto | Presentation exp - Batts | \$ 36.10 | | | | | \$ 36.10 | | | | | | |
| 3/20/22 | | Torreo | Presentation exp - Jason Tracy | \$ 43.97 | | | | | \$ 43.97 | | | | | | |
| 4/21/22 | | NC Seafood Restaurant | Presentation exp - Salabats | \$ 28.15 | | | | | \$ 28.15 | | | | | | |
| 4/18/22 | | Number One Pho | Presentation exp - Amozoa | \$ 49.30 | | | | | \$ 49.30 | | | | | | |
| 4/16/22 | | Auzone | Presentation exp - Amozoa | \$ 25.99 | | | | | \$ 25.99 | | | | | | |
| 5/11/22 | | Staples | Wiper blades | \$ 100.79 | | | | | \$ 100.79 | | | | | | |
| 4/22/22 | | Shipposite | Closing check to Jason Tracy | \$ 19.81 | | | | | | | | | | | |
| 4/4/22 | | IHOP Stone | Presentation exp - Jason Tracy closing | \$ 30.26 | | | | | \$ 30.26 | | | | | | |
| 4/3/22 | | Credler Barrell | Presentation exp - Withers | \$ 31.01 | | | | | \$ 31.01 | | | | | | |
| 3/21/22 | | Bojangles | Presentation exp - Stern | \$ 34.63 | | | | | \$ 34.63 | | | | | | |
| 4/14/22 | | Muelle de San Bliss Seafood | Presentation exp - McCarthy | \$ 61.47 | | | | | \$ 61.47 | | | | | | |
| 2/14/22 | | El Patron Mexican Grill | Presentation exp - Gamboa | \$ 61.57 | | | | | \$ 61.57 | | | | | | |
| 2/22/22 | | Carolina Ale House | Presentation exp - Bill Jones | \$ 39.61 | | | | | \$ 39.61 | | | | | | |
| 2/28/22 | | D&S Cafeteria | Presentation exp - Villar & Tolentino | \$ 25.99 | | | | | \$ 25.99 | | | | | | |
| 3/12/22 | | Number One Pho | Presentation exp - Bill Jones | \$ 32.15 | | | | | \$ 32.15 | | | | | | |
| 2/21/22 | | SECU | gift card - Bill Jones | \$ 52.00 | | | | | \$ 52.00 | | | | | | |
| 2/21/22 | | Target | Client's gift card | \$ 142.50 | | | | | \$ 142.50 | | | | | | |
| 2/10/22 | | Staples | ink | \$ 42.50 | | | | | \$ 42.50 | | | | | | |
| 1/21/22 | | Number One Pho | Presentation exp - Christella Properties | \$ 71.79 | | | | | \$ 71.79 | | | | | | |
| 1/21/22 | | Miami Nora | Presentation exp - Neri list | \$ 24.16 | | | | | \$ 24.16 | | | | | | |
| 1/10/22 | | Staples | Copy of survey - Jane | \$ 4.76 | | | | | \$ 4.76 | | | | | | |
| 1/27/22 | | Outback | Presentation exp - Christella Properties | \$ 73.84 | | | | | \$ 73.84 | | | | | | |
| 1/30/22 | | Number One Pho | Presentation exp - Alton | \$ 38.56 | | | | | \$ 38.56 | | | | | | |

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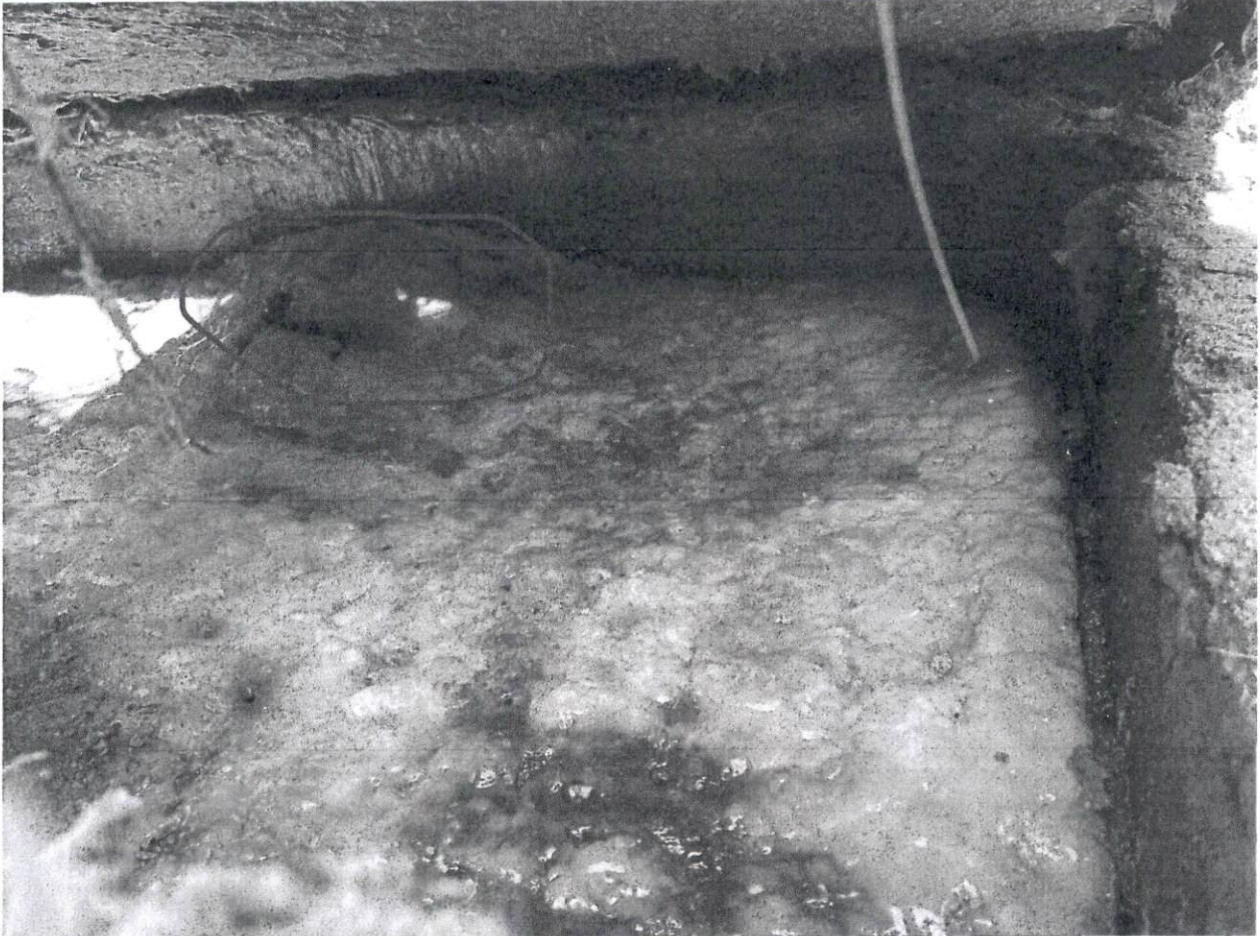


This is the inside of the septic tank; I do not see the inlet pipe.

*** Looks like there might be a crack in the top of the tank. This is a very old tank. It might be that another slab of concrete could be put down in this its place. Recommend talking to a licensed septic company to see what needs to be done to correct this issue.

*** *The septic tank needs to be pumped and then I recommend having a camera run down the line to see if it is full of solids. If it is, then it would need a new drain field.*

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You can not see the outlet tee because the solids are over it.

CMA Summary Report

RESIDENTIAL Summary Statistics

| | | | |
|--------------|------------|----------------|---------------|
| High | Low | Average | Median |
| LP:\$485,000 | \$430,000 | \$460,000 | \$462,500 |
| SP:\$430,000 | \$430,000 | \$430,000 | \$430,000 |

RESIDENTIAL - Active

Number of Properties: 1

| Num | MLS # | PropDesc | Address | SubFull | Beds | TotBths | YrBlt | LvngAreaSF | DOM LP | LP/LvngAreaSF |
|-----|---------|----------|---------------------|----------------------------|------|---------|-------|------------|--------|----------------------|
| 1 | 2493157 | TWNHS | 3643 Edgemont Drive | Bentley Ridge at Olde Town | 3 | 4 | 2004 | 2,561 | 0 | \$475,000 \$185.47 |

RESIDENTIAL - Sold

Number of Properties: 1

| Num | MLS # | PropDesc | Address | Subdiv | Beds | TotBths | YrBlt | SPLP | LvngAreaSF | DOM LP | LP/LvngAreaSF | SP | SP/LvngAreaSF |
|-----|---------|----------|---------------------|----------------------------|------|---------|-------|------|------------|--------|---------------|----------|----------------------|
| 1 | 2479367 | TWNHS | 3530 Edgemont Drive | Bentley Ridge at Olde Town | 3 | 4 | 2005 | 1.00 | 2,596 | 22 | \$430,000 | \$165.64 | \$430,000 \$165.64 |

RESIDENTIAL - Pending

Number of Properties: 2

| Num | MLS # | PropDesc | Address | Subdiv | Beds | TotBths | YrBlt | Beds | TotBths | YrBlt | LvngAreaSF | DOM LP | LP/LvngAreaSF |
|------------|---------|----------|----------------------|----------------------------|------|---------|-------|----------|----------|-------|-------------|----------|-----------------------------|
| 1 | 2491553 | TWNHJM | 4132 Earl Grey Court | Bentley Ridge at Olde Town | 3 | 4 | 2004 | 3 | 4 | 2004 | 2,266 | 5 | \$450,000 \$198.59 |
| 2 | 2490101 | TWNHJM | 4030 Abbey Park Way | Bentley Ridge at Olde Town | 3 | 4 | 2005 | 3 | 4 | 2004 | 2,473 | 2 | \$485,000 \$196.12 |
| Avg | | | | | | | | 3 | 4 | | 2369 | 3 | \$467,500 \$197.36 |

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I do not know what this piece of corrugated pipe is for, I would normally think that it is the leach line because it is located about where the outlet pipe is located. However it is not attached to anything on the tank; it is just up above the outlet pipe.



Working With Real Estate Agents Disclosure (For Sellers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of the form after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into a written agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this seller.

Seller's Agency (listing agent): The agent who gave you this form (and the agent's firm) must enter into a written listing agreement with you before they begin to market your property for sale. If you sign the listing agreement, the listing firm and its agents would then represent you. The buyer would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

Dual Agency: Dual agency will occur if your listing firm has a buyer-client who wants to purchase your property. If you agree in a written agency agreement, the real estate firm, and any agent with the same firm (company), would be permitted to represent you and the buyer at the same time. A dual agent's loyalty would be divided between you and the buyer, but the firm and its agents must treat you and the buyer fairly and equally and cannot help you gain an advantage over the other party.

Designated Dual Agency: If you agree in a written agency agreement, the real estate firm would represent both you and the buyer, but the firm would designate one agent to represent you and a different agent to represent the buyer. Each designated agent would be loyal only to their client.

Buyer Agent Working with an Unrepresented Seller (For Sale By Owner, "FSBO"): The agent who gave you this form will not be representing you and has no loyalty to you. The agent will represent only the buyer. Do not share any confidential information with this agent.

Note to Seller: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Seller's Signature
 Seller's Signature
 _____ Date

_____ Agent's Name
 _____ Agent's License No.
 _____ Firm Name

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The orange flags show the leach line. I found about 180 feet. The leach line is dry, house is vacant.

Questions and Answers on: WORKING WITH REAL ESTATE AGENTS

When buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work only for the seller. In other transactions, the seller and buyer may each have their own agents. And sometimes the same agent or firm works for both the buyer and the seller in the same transaction. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party.

Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into a written agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others and this could hurt your ability to negotiate the best deal for yourself.

To assist buyers and sellers in understanding the roles of real estate agents, the Real Estate Commission requires agents in sales transactions to (1) review a "Working With Real Estate Agents Disclosure" with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of the Disclosure form after you sign it. The Disclosure form is for your education and protection and is not a contract.

This Q&A brochure assumes that you are a prospective buyer or seller and answers common questions about the various types of agency relationships that may be available to you. It should help you:

- decide which relationship you want to have with a real estate agent
- give you useful information about the various services real estate agents can provide buyers and sellers
- explain how real estate agents are paid

IMPORTANT NOTE ABOUT RACIAL EQUALITY AND FAIR HOUSING: The Commission is committed to the principles of excellence, fairness, and respect for all people. It is our goal to ensure that brokerage activities are conducted in fairness to all and to end discrimination in the sale or rental of all real estate. In residential sales and rental transactions, agents must comply with the Fair Housing Act which prohibits discrimination on the basis of the race, color, religion, sex, national origin, handicap, or familial status of any party or prospective party. For more information on the NC Fair Housing Act, you may visit <https://www.oah.nc.gov/civil-rights-division/housing-discrimination>.

Q: What does the word, "agency," mean?

A: The relationship between a real estate agent and the buyer or seller who hires the agent is referred to as an agency relationship, because the real estate agent acts on behalf of (i.e. as an



Advanced Quality Inspections LLC

Sewer Scope

A Sewer Scope was requested of the septic drain line from the septic tank. The following is a report of our findings.

Inspector / Operator: Randy Berry

NCHILB License number: 4719

| | |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date: | 08/22/23 |
| Address: | 2879 NC-27 COATS, NC 27521 |
| Client: | Bridget Sadeck |
| Who Was Present: | Just the Inspector |
| Location of Cleanout: | N/A *outlet pipe in tank |
| Condition of Cleanout: | N/A |
| Septic Drain Line Condition: | POOR / Needs Repair |
| Recommendations: | <p>A licensed septic contractor needs to further evaluate the system for functionality.</p> <p>The singular drain line, leaving the tank was approximately 80% filled with solids and would not allow the camera head to enter. This line should have zero solids in it. Solids in the drain line will inhibit the functionality of the drain line. It is likely that the line will need to be replaced prior to usage.</p> <p>The outlet tee was broken off and in the bottom of the tank. This should be repaired prior to usage.</p> |
| Video LINK: | <p>Due to the condition of drain pipe / dense solids, the camera was restricted and I was unable to capture a full video / pipe assessment. Here is the link to the short video which showcases the immediate obstruction: https://youtu.be/wms6wh8tri0 (copy and paste link in web browser)</p> |

agent for) the buyer or seller (the "client"). In an agency relationship, the agent has certain duties and responsibilities to their client.

Q: What is an agency agreement?

A: An agency agreement is a contract between you and a real estate firm that authorizes the firm and its agents to represent you. The agency agreement between buyers and agents is typically called a "Buyer Agency Agreement"; between sellers and agents, a "Listing Agreement." Be sure to read and understand the agency agreement before you sign it. If you do not understand it, ask the agent to explain it. If you still do not understand, you may want to consult an attorney before signing the agreement. Your agent must give you a copy of the agreement after you sign it.

Q: Is there a "standard" length of time for agency agreements?

A: No. The term or length of an agency agreement is negotiable. Real estate agents are allowed to determine their own policies for the lengths of their agency agreements. However, a prospective buyer or seller may request a different length of time than proposed by an agent. If an agreement cannot be reached with the agent, the buyer or seller may seek another real estate agent willing to agree to a different length of time. Every agency agreement must have a definite expiration date.

Q: Is there a "standard" fee for real estate agents?

A: No. The amount or percentage of an agent's compensation is negotiable. Real estate agents are allowed to determine their own compensation policies. However, a prospective buyer or seller may request a different fee. If an agreement cannot be reached with the agent, the buyer or seller may seek another real estate agent willing to agree to a different fee.



Advanced Quality Inspections LLC

ADDITIONAL PHOTOS BELOW



Figure 1 Condition of septic area upon arrival



Figure 2 Located and dug up the septic tank lid

Q&As for SELLERS

Q: I want to sell my property. What do I need to know about working with real estate agents?

A: If you own real estate and want to sell it, you may want to “list” your property for sale with a real estate firm. If so, you will sign a written “listing agreement” authorizing the firm and its agents to represent you as your “listing” agent in your dealings with buyers. The real estate firm must enter into a written listing agreement with you before it is allowed to begin marketing or showing your property to prospective buyers or taking any other steps to help you sell your property. The listing firm may ask you to allow agents from other firms to show your property to their buyer-clients.

Q: What are a listing agent's duties to a seller?

A: The listing firm and its agents must • promote your best interests • be loyal to you • follow your lawful instructions • provide you with all material facts that could influence your decisions • use reasonable skill, care and diligence, and • account for all monies they handle for you. Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents during the agency relationship without your permission. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

Q: What services might a listing agent provide?

A: To help you sell your property, a listing firm and its agents will offer to perform a number of services for you. These may include • helping you price your property • advertising and marketing your property • giving you all required property disclosure forms for you to complete • negotiating for you the best possible price and terms • reviewing all written offers with you and • otherwise promoting your interests.

Q: How is the listing firm compensated?

A: For representing you and helping you sell your property, you will pay the listing firm a sales commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its sales commission with agents representing the buyer.



Advanced Quality Inspections LLC



Figure 3 Removed the lid to expose the drain line & setup our Wohler 700 sewer scope



Figure 4 This is the condition of the tank outlet pipe

Q: If I list my property with a real estate firm that also represents a buyer who wants to buy my property, what happens then?

A: You may permit the listing firm and its agents to represent you and a buyer at the same time. This would mean that the real estate firm and all of its agents would represent you and the buyer equally. This "dual agency relationship" will happen if an agent with your listing firm is working as a buyer's agent with someone who wants to purchase your property. If you have not already agreed to a dual agency relationship in your listing agreement and this is acceptable to you, your listing agent will ask you to amend your listing agreement to permit the firm to act as agent for both you and the buyer. Any agreement between you and a firm that permits dual agency must be put in writing no later than the time the buyer makes an offer to purchase.

Q: What is the risk if I agree to dual agency?

A: Dual agency creates a potential conflict of interest for the firm that represents you, since its loyalty is divided between you and the buyer. It is especially important that you have a clear understanding of what your relationship is with the firm and with the firm's individual agents, since all of them are dual agents. A dual agent must treat buyers and sellers fairly and equally and cannot help one party gain an advantage over the other party. Although each dual agent owes both their buyer and seller client the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Q: How can I reduce the risk if dual agency occurs?

A: To minimize conflicts of interest, some firms also offer a form of dual agency called "designated dual agency" where one agent in the firm represents only the seller and another agent represents only the buyer. The firm and the firm's other agents remain in dual agency. This option (when offered by a firm) may allow each "designated agent" to more fully represent each party. Under designated dual agency, each agent designated to represent the seller is prohibited from disclosing (1) that the seller may agree to any price or terms other than those established by the seller, (2) the seller's motivation for selling, or and (3) any information the seller has identified as confidential, unless otherwise required by statute or rule.

Q: Can I sell my property without hiring a real estate agent?

A: Yes. In that case, you would be an unrepresented seller often referred to as For Sale By Owner or "FSBO." If you are selling your property without hiring an agent, then any agent involved in your transaction would be representing only the buyer. Do not share any confidential information with the buyer's agent. If the agent for the buyer asks you for



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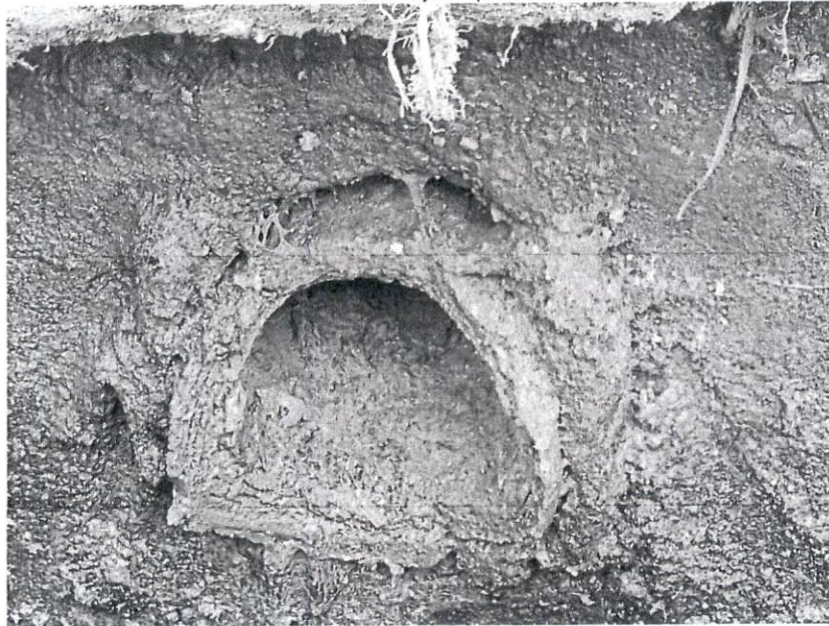


Figure 5 This is a closer look at the tank outlet pipe, leading to the drain field

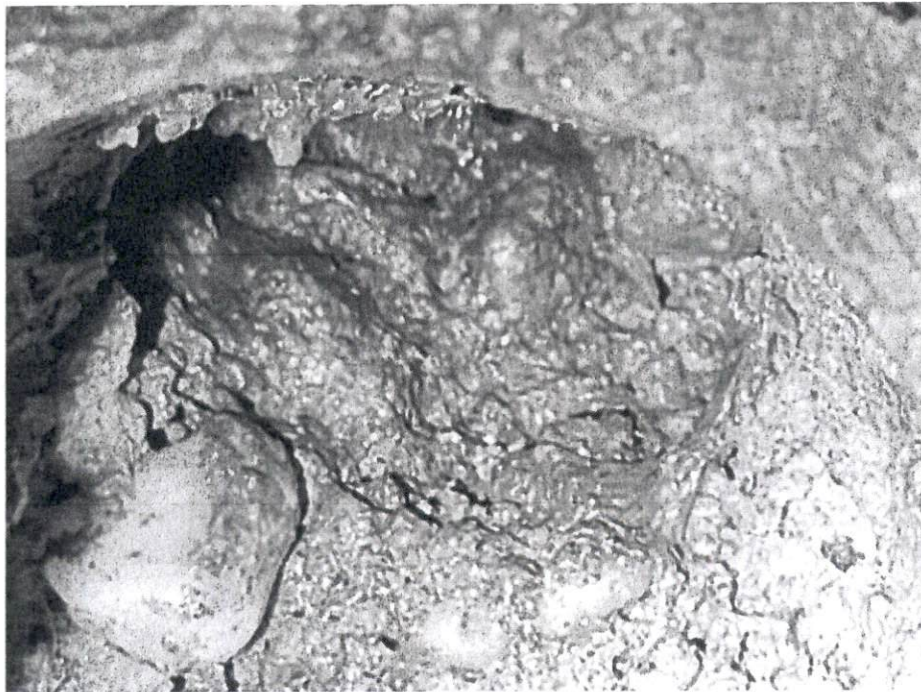


Figure 6 This is inside of the drain line. There should be no solids in this pipe

compensation and you are willing to pay that agent, then you should enter into a written agreement that clearly expresses the terms and conditions of your obligation to pay the agent.

Q: What happens if the listing agreement expires?

A: If the listing agreement expires after you enter into a contract to sell your property, then the listing agent and firm may continue representing you through the date of the closing and you may be responsible for compensating the listing firm in accordance with the provisions of the listing agreement. If the listing agreement expires without your property going under contract, then the listing agent/firm must immediately stop marketing your property unless you first enter into a new listing agreement with the firm.

Q&As for BUYERS

Q: I want to buy real estate. What do I need to know about working with real estate agents?

A: When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller (seller's agent or subagent). Some agents will offer you a choice of these services. Others may not.

Q: What are a buyer agent's duties to a buyer?

A: If the real estate firm and its agents represent you, they must

- promote your best interests
- be loyal to you
- follow your lawful instructions
- provide you with all material facts that could influence your decisions
- use reasonable skill, care and diligence, and
- account for all monies they handle for you.

Once you have agreed (either orally or in writing) for the firm and its agents to be your buyer agent, they may not give any confidential information about you to sellers or their agents during the agency relationship without your permission. But until you make this agreement with your buyer agent, you should avoid telling the agent anything you would not want a seller to know.

Q: Must a buyer have a written agency agreement with the agent who represents the buyer?



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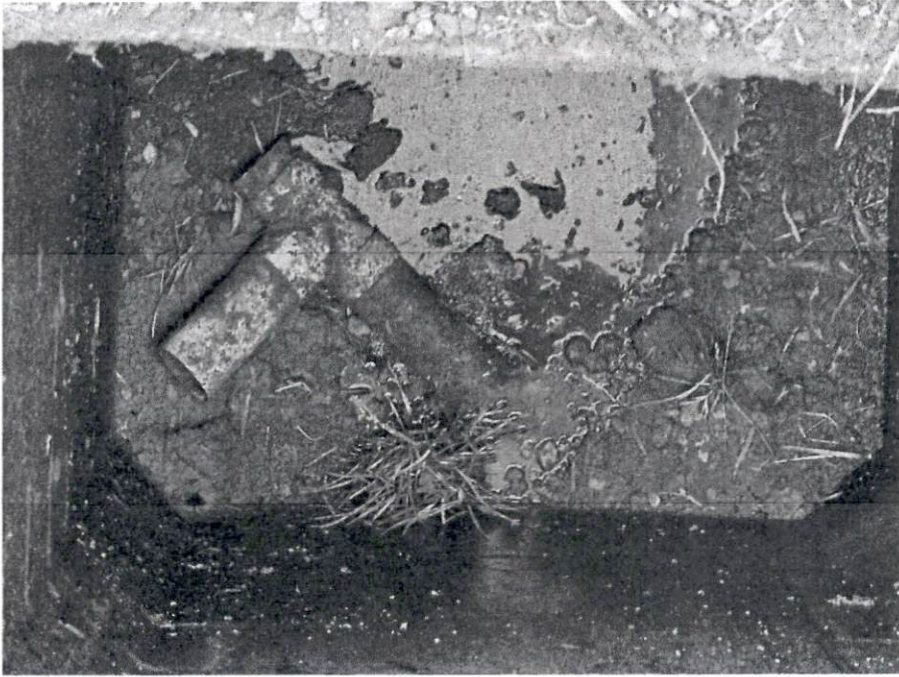


Figure 7 This is the bottom of the tank. It has been pumped very recently and you can see the outlet tee in the bottom of the tank. This tee should not be here. It should be connected to the outlet pipe

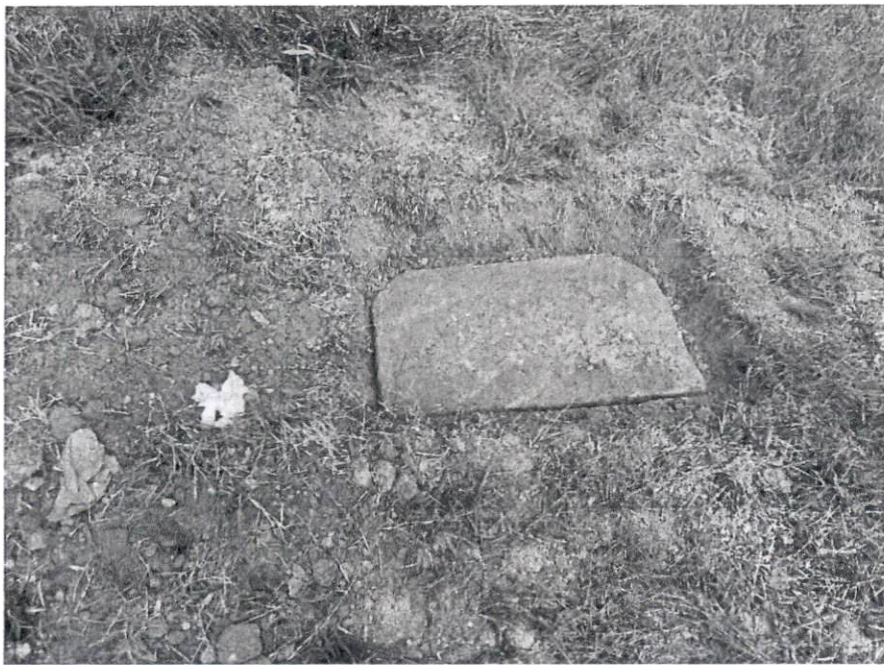


Figure 8 This is the lid after I replaced it.

A: To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement when you first begin working with an agent. However, some firms may be willing to represent and assist you initially as a buyer agent without a written agreement. But if you decide to make an offer to purchase a particular property, the agent must enter into a written agency agreement with you before preparing a written offer or communicating an oral offer. If you do not sign the agency agreement, then the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Q: What services might a buyer agent provide?

A: Whether you have a written or unwritten agreement, a buyer agent will perform a number of services for you. These may include helping you • find a suitable property • arrange financing • learn more about the property and • otherwise promote your best interests. If you have a written agency agreement, the agent can also help you prepare and submit a written offer to the seller.

Q: How is a buyer agent compensated?

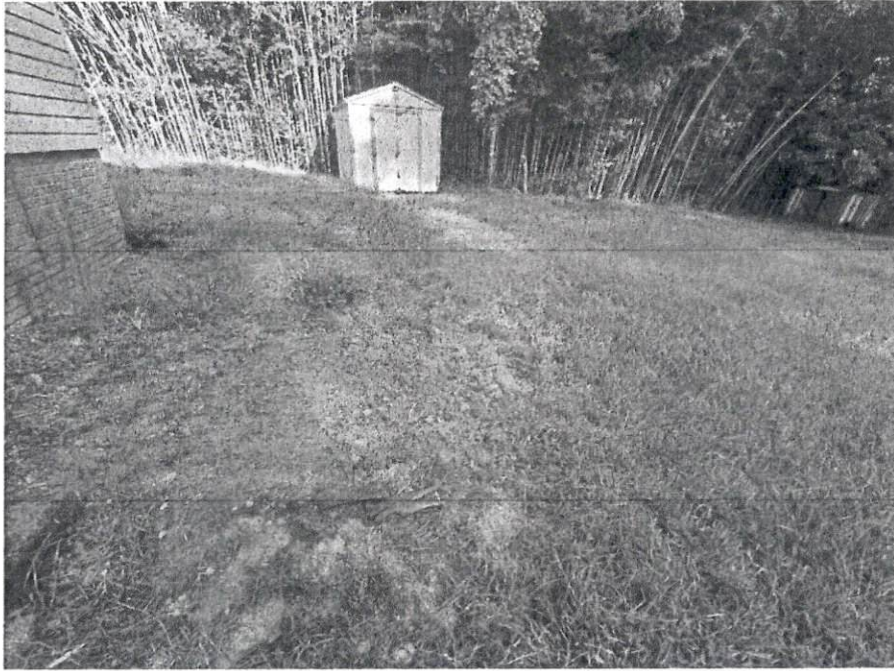
A: A buyer agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the seller or listing firm first, but require you to pay if the listing firm refuses. Whatever the case, be sure your compensation arrangement with your buyer agent is clearly indicated in a buyer agency agreement before you make an offer to purchase property and that you carefully read and understand the compensation provision.

Q: What happens if I want to buy a property listed by the same agent or firm that represents me?

A: You may permit an agent or firm to represent you **and** the seller at the same time. This would mean that the real estate firm and all of its agents would represent you and the seller equally. This “dual agency relationship” will happen if you become interested in buying a property listed with your agent’s firm. If you have not already agreed to a dual agency relationship in your (written or oral) buyer agency agreement and this is acceptable to you, then your buyer agent will ask you to amend the buyer agency agreement or sign a separate agreement or document permitting his or her firm to act as agent for both you and the seller. Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.



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*Figure 9 This is the area upon my departure. *note - those gloves were there when I arrived.*

END OF REPORT

Q: What is the risk if I agree to dual agency?

A: Dual agency creates a potential conflict of interest for the firm that represents you since its loyalty is divided between you and the seller. It is especially important that you have a clear understanding of what your relationship is with the firm and all of its individual agents, since all of them are dual agents. This can best be accomplished by putting the agreement in writing at the earliest possible time and asking any questions that you may have. A dual agent must treat buyers and sellers fairly and equally and cannot help one party gain an advantage over the other party. Although each dual agent owes both their clients the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Q: How can I reduce the risk if dual agency occurs?

A: To minimize conflicts of interest, some firms also offer a form of dual agency called “designated dual agency” where one agent in the firm represents only the seller and another agent represents only the buyer. The firm and the firm’s other agents remain in dual agency. This option (when offered by a firm) may allow each “designated agent” to more fully represent each party. Under designated dual agency, each agent designated to represent the buyer is prohibited from disclosing (1) that the buyer may agree to any price or terms other than those established by the buyer, (2) the buyer's motivation for buying, or and (3) any information the buyer has identified as confidential, unless otherwise required by statute or rule.

Q: What happens if the buyer agency agreement expires?

A: If the buyer agency agreement expires after you entered into a contract to purchase a property, then your agent may continue to represent you through the date of the closing and you may be responsible for compensating the firm in accordance with the provisions of the buyer agency agreement. If you are not under contract to buy a property when your buyer agency agreement expires, then your agent must immediately stop representing you unless you first enter into a new buyer agency agreement with the agent.

Q: Can I buy real estate without hiring a real estate agent?

A: Yes. If the real estate agent or firm that you contact does not offer buyer agency or you do not want them to act as your buyer agent, you can still work with the firm and its agents. However, they will be acting as the seller’s agent (or “subagent”). The agent can still help you find and purchase property and provide many of the same services as a buyer’s agent. The agent must be fair with you and report any “material facts” (defects such as a leaky roof) about properties.