



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 68 Oakwood Dr, Chapel Hill, NC 27517
Owner's Name(s): James D Spencer, Tabitha Spencer

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).

- 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.

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.

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.

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

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

1. Is the property currently owner-occupied?  Yes  No  NR  
 The owner acquired the property: July 15, 2011  
 If not owner-occupied, how long has it been since the owner occupied the property? \_\_\_\_\_
2. In what year was the dwelling constructed? 1955
3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?  Yes  No  NR
4. The dwelling's exterior walls are made of what type of material? (Check all that apply)  
 Brick Veneer  Vinyl  Stone  Fiber Cement  Synthetic Stucco  Composition/Hardboard  
 Concrete  Aluminum  Wood  Asbestos  Other: \_\_\_\_\_
5. In what year was the dwelling's roof covering installed? 2024
6. Is there a leakage or other problem with the dwelling's roof or related existing damage?  Yes  No  NR
7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?  Yes  No  NR
8. 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 type="radio"/>            | <input checked="" type="radio"/> | Attached Garage         | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> |
| Slab       | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | Doors    | <input type="radio"/>            | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | Fireplace/Chimney       | <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |
| Patio      | <input type="radio"/> | <input type="radio"/> | <input checked="" 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 type="radio"/>            | <input checked="" type="radio"/> | Deck     | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/>            | <input checked="" 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):

A few windows have broken lock

### SECTION B. HVAC/ELECTRICAL

- 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)
- Furnace [ \_\_\_\_\_ # of units] Year: \_\_\_\_\_  Heat Pump [ \_\_\_\_\_ # of units] Year: \_\_\_\_\_  
 Baseboard [ \_\_\_\_\_ # of bedrooms with units] Year: \_\_\_\_\_  Other: HYDRO HEAT Year: \_\_\_\_\_

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

Yes No NR

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

Central Forced Air:  Year: 2025 Wall/Windows Unit(s): \_\_\_\_\_ Year: \_\_\_\_\_  
Other: \_\_\_\_\_ Year: \_\_\_\_\_

What is the dwelling's fuel source? (Check all that apply)  
Electricity  Natural Gas  Solar  Propane  Oil  Other: \_\_\_\_\_

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

### SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)  
 City/County  Shared well  Community System  Private well  Other: \_\_\_\_\_

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

Quality  Pressure  Quantity *N/A*

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? *N/A*

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

Copper  Galvanized  Plastic  Polybutylene  Other: \_\_\_\_\_

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture)  Gas: \_\_\_\_\_  Electric: \_\_\_\_\_  Solar: \_\_\_\_\_  Other: \_\_\_\_\_

C4. What is the dwelling's sewage disposal system? (Check all that apply)

Septic tank with pump  Community system  Septic tank  Drip system  
 Connected to City/County System  City/County system available  Other: \_\_\_\_\_

Straight pipe (wastewater does not go into a septic or other sewer system) \*Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? \_\_\_\_\_  No Records Available

Date the septic system was last pumped: \_\_\_\_\_

|               | NA                       | Yes                      | No                                  | NR                       |   | NA                       | Yes                      | No                                  | NR                       |
|---------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Septic system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Plumbing system (pipes, fixtures, water heater, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sewer system  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water supply (water quality, quantity, or pressure)   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Buyer Initials \_\_\_\_\_ Owner Initials *AAS*  
Buyer Initials \_\_\_\_\_ Owner Initials *CTS*



- |  | Yes                              | No                               | NR                    |
|--|----------------------------------|----------------------------------|-----------------------|
| F3. Is there an environmental monitoring or mitigation device or system located on the property?   | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |
| F4. 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? | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |
| F5. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?   | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |
| F6. Is the property located in a federal or other designated flood hazard zone?  | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> |
| F7. 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?  | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |
| F8. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?  | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |
| F9. Is there a current flood insurance policy covering the property?   | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> |
| F10. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?  | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |
| F11. Is there a flood or FEMA elevation certificate for the property?  | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |

**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? | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |
| G2. Is the property subject to a lease or rental agreement?  | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> |
| G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit?        | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |

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

---



---



---



---

Buyer Initials \_\_\_\_\_ Owner Initials ADS  
 Buyer Initials \_\_\_\_\_ Owner Initials TS

### SECTION H. OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

Yes No NR

H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments?

If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:

a. (specify name) \_\_\_\_\_ whose regular assessments ("dues") are \$ \_\_\_\_\_ per \_\_\_\_\_.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: \_\_\_\_\_

b. (specify name) \_\_\_\_\_ whose regular assessments ("dues") are \$ \_\_\_\_\_ per \_\_\_\_\_.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: \_\_\_\_\_

c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject?

If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: \_\_\_\_\_

H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner?

If "yes," state the amount of the fees: \_\_\_\_\_

H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?

If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: \_\_\_\_\_

H4. Is there any unsatisfied judgment or pending lawsuits against the association?  
If "yes," state the nature of each unsatisfied judgment or pending lawsuit:

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

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

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

Owner Signature: David Spencer Date 4/12/26

Owner Signature: Tabitha Spencer Date 05/12/2026  
05/12/26 - 03:27 PM EDT

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

Buyer Signature: \_\_\_\_\_ Date \_\_\_\_\_

Buyer Signature: \_\_\_\_\_ Date \_\_\_\_\_