

VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: 6367 Wade Stedman Rd, Wade, NC 28395

Buyer: _____

Seller: Charles Matthews, Tawanna Matthews

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A. Physical Aspects

Yes	No	NR
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1. Non-dwelling structures on the Property Yes No NR
 If yes, please describe: 2 car garage, metal building, playhouse
2. Current or past soil evaluation test (agricultural, septic, or otherwise)..... Yes No NR
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells Yes No NR
4. Erosion, sliding, soil settlement/expansion, fill or earth movement Yes No NR
5. Communication, power, or utility lines..... Yes No NR
6. Pipelines (natural gas, petroleum, other)..... Yes No NR
7. Landfill operations or junk storage Yes No NR
 Previous Current Planned Legal Illegal
8. Drainage, grade issues, flooding, or conditions conducive to flooding Yes No NR
9. Gravesites, pet cemeteries, or animal burial pits..... Yes No NR
10. Rivers, lakes, ponds, creeks, streams, dams, or springs..... Yes No NR
11. Well(s)..... Yes No NR
 Potable Non-potable Water Quality Test? yes no
 depth 15ft; shared (y/n) _____; year installed 2023; gal/min _____
12. Septic System(s)..... Yes No NR
 If yes: Number of bedrooms on permit(s) _____
 Permit(s) available? yes no NR
 Lift station(s)/Grinder(s) on Property? yes no NR
 Septic Onsite? yes no Details: _____
 Tank capacity _____
 Repairs made (describe): _____
 Tank(s) last cleaned: _____
 If no: Permit(s) in process? yes no NR
 Soil Evaluation Complete? yes no NR
 Other Septic Details: _____



This form approved by:
 NC REALTORS®

Seller Initials CM Jm Buyer Initials _____

STANDARD FORM 142
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Yes	No	NR
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13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property
 If yes, please describe: _____

B. Legal/Land Use Aspects

1. Current or past title insurance policy or title search.....
 2. Copy of deed(s) for property
 3. Government administered programs or allotments
 4. Rollback or other tax deferral recaptures upon sale
 5. Litigation or estate proceeding affecting ownership or boundaries
 6. Notices from governmental or quasi-governmental authorities related to the property....
 7. Private use restrictions or conditions, protective covenants, or HOA.....
 If yes, please describe: _____
 8. Recent work by persons entitled to file lien claims
 If yes, have all such persons been paid in full
 If not paid in full, provide lien agent name and project number: _____
 9. Jurisdictional government land use authority:
 County: _____ City: _____
 10. Current zoning: _____
 11. Fees or leases for use of any system or item on property
 12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....
 13. Access (legal and physical) other than by direct frontage on a public road
 Access via easement.....
 Access via private road
 If yes, is there a private road maintenance agreement? yes no
 14. Solar panel(s), windmill(s), cell tower(s).....
 If yes, please describe: _____

C. Survey/Boundary Aspects

1. Current or past survey/plat or topographic drawing available
 2. Approximate acreage: 13
 3. Wooded Acreage 11; Cleared Acreage 2
 4. Encroachments
 5. Public or private use paths or roadways rights of way/easement(s).....
 Financial or maintenance obligations related to same
 6. Communication, power, or other utility rights of way/easements
 7. Railroad or other transportation rights of way/easements.....
 8. Conservation easement
 9. Property Setbacks.....
 If yes, describe: _____
 10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....
 11. Septic Easements and Repair Fields
 12. Any Proposed Easements Affecting Property
 13. Beach Access Easement, Boat Access Easement, Docking Permitted
 If yes, please describe: _____

Seller Initials CM Jm Buyer Initials _____

D. Agricultural, Timber, Mineral Aspects

	Yes	No	NR
1. Agricultural Status (e.g., forestry deferral).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail: _____			
3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail: _____			
4. Farming on Property: <input type="checkbox"/> owner or <input type="checkbox"/> tenant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Presence of vegetative disease or insect infestation.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Timber cruises or other timber related reports	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Timber harvest within past 25 years	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, monitored by Registered Forester?			
If replanted, what species: _____			
Years planted: _____			
8. Harvest impact (other than timber)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail: _____			

E. Environmental Aspects

1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Underground or above ground storage tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail: _____			
3. Abandoned or junk motor vehicles or equipment of any kind	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Federal or State listed or protected species present.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe plants and/or animals: _____			
6. Government sponsored clean-up of the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Groundwater, surface water, or well water contamination <input type="checkbox"/> Current <input type="checkbox"/> Previous	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Previous commercial or industrial uses.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Wetlands, streams, or other water features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Permits or certifications related to Wetlands			
Conservation/stream restoration.....			
10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail: _____			
11. The use or presence on the property, either stored or buried, above or below ground, of:			
i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail: _____			
ii. Other fuel/chemical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Paint <input type="checkbox"/> Lead based paint <input type="checkbox"/> Other paint/solvents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Agricultural chemical storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

F. Utilities

Check all currently available on the Property and indicate the provider.

Water (describe): well

Sewer (describe): _____

Gas (describe): _____

Electricity (describe): Duke

Cable (describe): Spectrum

