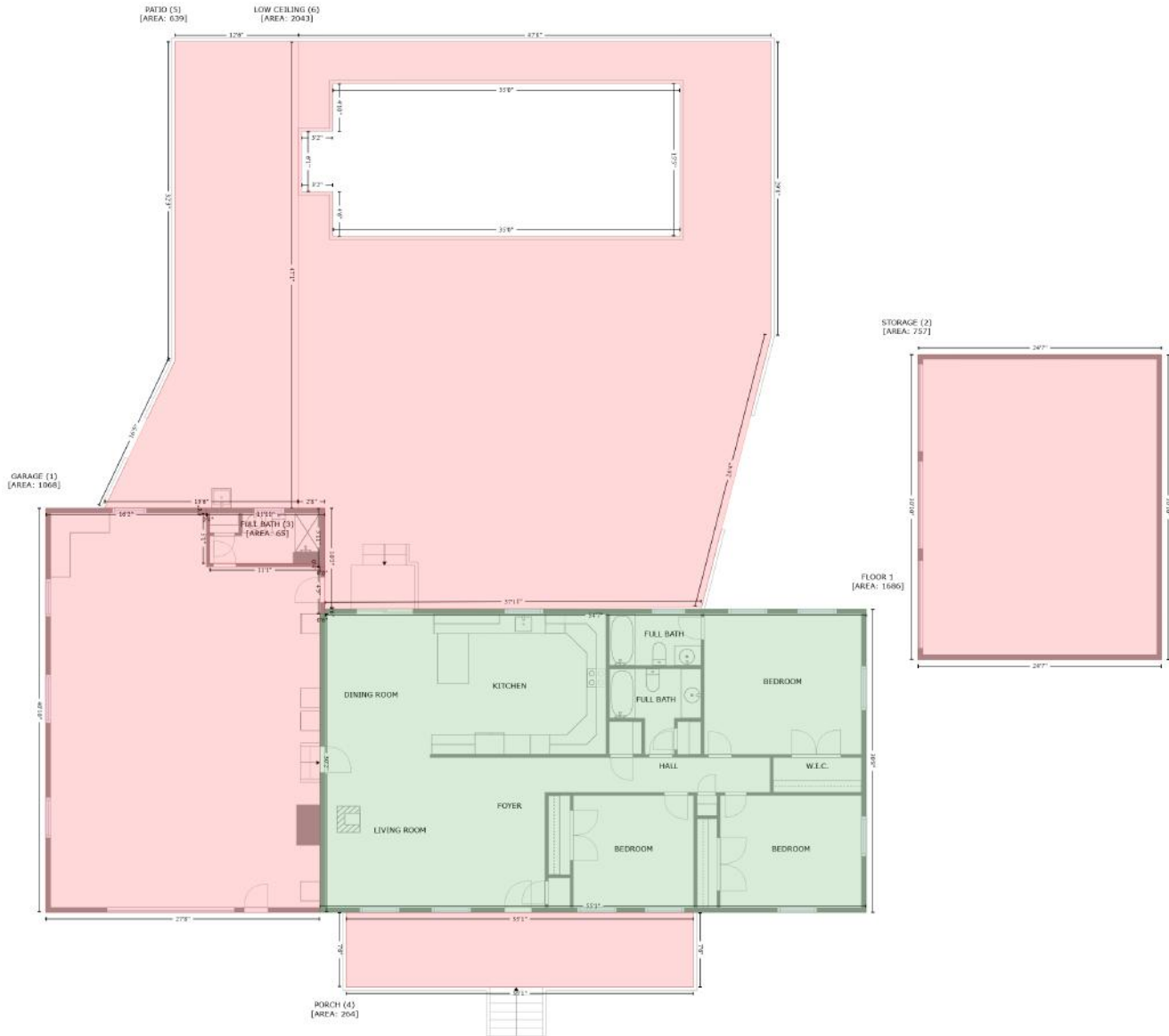


2437 Mount Zion Church Road, Nashville, Nash County, North Carolina, United States, 27856

Gross Living Area: 1686 sq. ft



Space	Area (sq. ft)	Calculation <small>Coordinate Polygon Area Algorithm using inches</small>
FLOOR 1 (Living area)	1686	$-\left((991.4 + 991.4) * (790.5 - 1158) + (991.4 + 330.5) * (1158 - 1158) + (330.5 + 330.5) * (1158 - 796.5) + (330.5 + 336.5) * (796.5 - 796.5) + (336.5 + 336.5) * (796.5 - 790.5) + (336.5 + 991.4) * (790.5 - 790.5)\right) * 0.5 + 0.00694$
GARAGE (Non-living area)	1068	$-\left((193.1 + 193.1) * (668.4 - 674.4) + (193.1 + 197.1) * (674.4 - 674.4) + (197.1 + 197.1) * (674.4 - 735.5) + (197.1 + 330.5) * (735.5 - 735.5) + (330.5 + 330.5) * (735.5 - 739.5) + (330.5 + 336.5) * (739.5 - 739.5) + (336.5 + 336.5) * (739.5 - 796.5) + (336.5 + 330.5) * (796.5 - 796.5) + (330.5 + 330.5) * (796.5 - 1158) + (330.5 + -1.3) * (1158 - 1158) + (-1.3 + -1.3) * (1158 - 668.4) + (-1.3 + 193.1) * (668.4 - 668.4)\right) * 0.5 + 0.00694$

2437 Mount Zion Church Road, Nashville, Nash County, North Carolina, United States, 27856

Gross Living Area: 1686 sq. ft

Space	Area (sq. ft)	Calculation <small>Coordinate Polygon Area Algorithm using inches</small>
STORAGE (Non-living area)	757	$-\left((1348.9 + 1348.9) * (482.3 - 851.9) + (1348.9 + 1054.1) * (851.9 - 851.9) + (1054.1 + 1054.1) * (851.9 - 482.3) + (1054.1 + 1348.9) * (482.3 - 482.3)\right) * 0.5 * 0.00694$
FULL BATH (Non-living area)	65	$-\left((336.5 + 336.5) * (668.4 - 739.5) + (336.5 + 330.5) * (739.5 - 739.5) + (330.5 + 330.5) * (739.5 - 735.5) + (330.5 + 197.1) * (735.5 - 735.5) + (197.1 + 197.1) * (735.5 - 674.4) + (197.1 + 193.1) * (674.4 - 674.4) + (193.1 + 193.1) * (674.4 - 668.4) + (193.1 + 336.5) * (668.4 - 668.4)\right) * 0.5 * 0.00694$
PORCH (Non-living area)	264	$-\left((782.6 + 782.6) * (1158 - 1248.2) + (782.6 + 362.1) * (1248.2 - 1248.2) + (362.1 + 362.1) * (1248.2 - 1158) + (362.1 + 782.6) * (1158 - 1158)\right) * 0.5 * 0.00694$
PATIO (Non-living area)	639	$-\left((304.3 + 304.3) * (103.6 - 668.4) + (304.3 + 70) * (668.4 - 668.4) + (70 + 154.7) * (668.4 - 490.1) + (154.7 + 154.7) * (490.1 - 103.6) + (154.7 + 304.3) * (103.6 - 103.6)\right) * 0.5 * 0.00694$
LOW CEILING (Non-living area)	2043	$-\left((876.4 + 876.4) * (103.6 - 459.4) + (876.4 + 791.9) * (459.4 - 788.9) + (791.9 + 336.5) * (788.9 - 790.5) + (336.5 + 336.5) * (790.5 - 668.4) + (336.5 + 304.3) * (668.4 - 668.4) + (304.3 + 304.3) * (668.4 - 103.6) + (304.3 + 876.4) * (103.6 - 103.6)\right) * 0.5 * 0.00694 - \left((766.2 + 346) * (154.5 - 154.5) + (346 + 346) * (154.5 - 212.3) + (346 + 308.3) * (212.3 - 212.3) + (308.3 + 308.3) * (212.3 - 285.3) + (308.3 + 346) * (285.3 - 285.3) + (346 + 346) * (285.3 - 339.3) + (346 + 766.2) * (339.3 - 339.3) + (766.2 + 766.2) * (339.3 - 154.5)\right) * 0.5 * 0.00694$

MLS #: 10047013

ACTIVE

RESIDENTIAL

List Price \$339,900



2437 Mount Zion Church Road
Unit # Lot Number 1
Nashville
NC
27856

Sold Price

DOM 0
CDOM 0
Possession
Contract Date
Due Diligence Exp Date
Closing Date
Financial Concessions

Subdivision: Not in a Subdivision

Neighborhood:

Listing Type Exclusive Agency
Listings Service Full Service

[Schedule a Showing](#)

Prospect Exempt

Special Conditions No Special Conditions

Directions and Remarks

Directions From S Old Franklin Rd Turn left onto Mt Zion Ch Rd

Remarks You're going to love this updated ranch home with acreage, detached 3 car garage and an inground pool! Set on 1.5 acres, this property includes an 18' x 36' inground pool with a new liner, updated filter & components--all fully serviced. This all brick home features a new roof with a 50-year transferable warranty, a new well pump & an updated kitchen with ample cabinet space, granite countertops, a stylish backsplash, a new sink and faucet and surround recessed lighting! All-new GE stainless steel kitchen appliances, including a wine cooler, high-end downdraft stove, refrigerator & dishwasher are ready for your culinary adventures. Fresh paint & crown molding throughout. Enjoy the new LVP flooring in main living areas & bedrooms. Rest easy with new toilets in all three bathrooms. Cozy up on cool nights with a wood stove in the living room w/built-in bookcase with storage! The primary bedroom includes an ensuite bathroom and walk in closet while the spacious secondary bedrooms feature double closets! The attached 4-car garage has a handy 3rd full **Agent Remarks** Propane tank is owned. 3rd full bath is accessible through garage. Professionally measured. Disclosures, offer instructions & other info on MLS docs. Text ?'s to 919-883-7451 on WEEKENDS and 919-322-0077 on WEEKDAYS. Email offers to Offers@SmartPeopleLiveHere.com. LA doesn't hold EM\$, pay to BA's firm/closing atty; we recommend South Law Firm 919-881-4168.

Please switch to the All Fields Detail Report if any information appears truncated.

Measurements and Rooms

Approximate Acres 1.510	1-2.9 Acres	MBedFloor Main	Basement	Yes
Lot Dimensions		Bedroom 2 Floor Main	Garage	7
Living Area Above Grade 1,686		Bedroom 3 Floor Main	Garage Floor	
Living Area Below Grade 0		Bedroom 4 Floor	Carpport Floor	
Total Living Area SqFt 1,686		Bedroom 5 Floor	Storage Floor	
Living Area Range		Entrance Hall Floor Main	Porch Floor	35x7.5
Detached Living Area SqFt		Living Room Floor Main	Patio Floor	19.5x47, 47x57
Other Area Above Grade 55		Family Room Floor	Deck Floor	
Other Area Below Grade		Office/Study Floor	Screened Porch Floor	
Total Other Area SqFt 55		Bonus Room Floor		
Bedrooms 3	Full Baths 3	Kitchen Floor		
# of Rooms	Half Baths 0	Breakfast Room Floor		
		Dining Room Floor		
		Utility Room Floor		

General Information

Builder Name
Builder Model
New Construction No
Framed
Year Built 1987
Est Fin Year
Est Fin Month
Zoning
Active Adult Community

School Information

ElemSch1 Nash - Spring Hope
MidSch1 Nash - Southern Nash
HighSch1 Nash - Southern Nash
ElemSch2
MidSch2
HighSch2

Home Owner Association

HOA 1 Mgmt
HOA Phone
HOA 1 Fees Required
HOA 1 Fees \$
HOA 1 Fee Payment
HOA 2 Mgmt
HOA 2 Fees Required
HOA 2 Fees \$
HOA 2 Fee Payment
Total HOA Dues
Restrictive Covenants No

Financing

Financing Cash, Conventional, USDA, VA
Financial Comments Preapproval or proof of funds with offer. Thanks!

Seller Name
Ownership Type
Ownership 1+ year(s)
Primary Residence Yes
Property Leased No
Lease Expires
Oil/Gas Rights Severed? No Representation

Public Records/Tax

Inside City No
City Limits Of Other
Tax Map/BIK/Prcl/Lot 1
PIN # 340798
Legal Description F8 78, 1.51 Ac, 1, Cooke Ac, 1, Cooke

Tax Value \$169,450.00
Tax Rate
Tax Annual Amount \$1,395

Features

Property Description Single Family
Style Ranch, Traditional
A/C Central Air
Bath Features Bath/Shower, Tub/Shower, Walk in Shower
Construction Type
Design One Story
Dining Separate Dining Room
Equipment/Appliances Dishwasher, Dryer, Refrigerator, Washer, Wall Oven, Cooktop
Exterior Features Detached Workshop, Fenced Yard, Patio, Porch, Storage Shed
Exterior Finish All Brick Veneer, Brick Front
Property Type Single Family Residence
Building Exposure
Fireplace
Flooring Luxury Vinyl
Foundation Crawl Space, Other Foundation
Fuel Heat Gas LP
Heating Woodstove Heat, Heat Pump
Interior Features Bookshelves, Granite Counter Tops, Walk in Closet
Other Rooms 1st Floor Bedroom, Entry Foyer, Porch
Parking Attached, Detached, Entry/Front, Garage, Driveway
Pool In Ground Pool, Swim Pool/Priv
Special Conditions No Special Conditions

Roof Shingle
Washer Dryer Location Garage WD
Water/Sewer Septic Tank, Well
Waterfront Access
Waterfront Type
Water Body Name
Approx Ft of Wtr Frontage

Green Fields

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

Listing Agent Information

223812 List Agent - Agent Name and Phone Samara L Presley - PrfPh: (919) 883-7451
List Agent - E-mail readme@smartpeoplelivehere.com
C19842 Listing Office - Office Name and Phone Smart Choice Realty Company - OFC: (919) 322-0077
Co-Agent - Agent Name and Phone

Showing Information

Appointment Phone ShwExptoBe
Hours Notice for Showing
Showing Instructions Appointment Only, Combo LB, Electric Lock Box, Notice Required

Compensation

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
Expected Close Date
Contingent Addendum
Financial Concessions
Other Concessions
Selling Information
Competing Offers
Terms of Sale

Request for well and septic existing permits

3 messages

SCR Listing Coordinator <list@smartpeoplelivehere.com>
To: envsupport@nashcountync.gov

Wed, Aug 7, 2024 at 11:26 AM

Good morning,

Please provide the existing permits for the well and septic for 2437 Mt Zion Church Rd., Nashville NC 27856. Owner's name is Jason Cooke; PIN 278900473819. Thank you in advance!

Best Regards,

**Angie Jones****Listing Coordinator****Smart Choice Realty | Service. Savings. Results.**

office: 919-322-0077

3950 Blue Ridge Rd., Raleigh, NC 27612

[Read Our Reviews](#) or [Write Your Own!](#)

Office hours Mon-Fri 9am-5pm. Calls & emails after hours are returned the next business day

Environmental Support <envsupport@nashcountync.gov>
To: SCR Listing Coordinator <list@smartpeoplelivehere.com>

Fri, Aug 9, 2024 at 8:36 AM

No information on file

Karla H. Smith, PAIV

Nash County Environmental Health
120 W. Washington Street, Suite 2127
Nashville, NC 27856
Tel: 252-459-9829
Fax: 252-462-2410

Online Permitting Portal:<https://countyofnashnc.portal.opengov.com/>



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 2437 Mt. Zion Church Rd Nashville NC 27856
Owner's Name(s): Jason A. Cooke Abigail C. Cooke

North Carolina law N.C.G.S. 47E requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge.
• If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem.
• If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
• If an owner selects NA, it means the property does not contain a particular item or feature.

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

OWNERS: The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem.

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

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

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

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign.

- 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 JAC
Buyer Initials _____ Owner Initials ACC

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

	Yes	No	NR						
A1. Is the property currently owner-occupied? Date owner acquired the property: <u>6/14/23</u> If not owner-occupied, how long has it been since the owner occupied the property? _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
A2. In what year was the dwelling constructed? <u>1987</u>			<input type="checkbox"/>						
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) <input checked="" type="checkbox"/> Brick Veneer <input type="checkbox"/> Vinyl <input type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard <input type="checkbox"/> Concrete <input type="checkbox"/> Aluminum <input type="checkbox"/> Wood <input type="checkbox"/> Asbestos <input type="checkbox"/> Other _____			<input type="checkbox"/>						
A5. In what year was the dwelling's roof covering installed? <u>2023</u>			<input type="checkbox"/>						
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
A9. Is there a problem, malfunction, or defect with the dwelling's:									
	NA	Yes	No	NR		NA	Yes	No	NR
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Attached Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Interior/Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)			<input type="checkbox"/>
<input type="checkbox"/> Furnace [___ # of units] Year: _____			
<input checked="" type="checkbox"/> Heat Pump [<u>1</u> # of units] Year: <u>unknown</u>			
<input type="checkbox"/> Baseboard [___ # of bedrooms with units] Year: _____			
<input type="checkbox"/> Other: _____ Year: _____			

Buyer Initials _____ Owner Initials AK
 Buyer Initials _____ Owner Initials AC

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Yes No NR

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

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

B5. What is the dwelling's fuel source? (Check all that apply)

Electricity Natural Gas Solar Propane Oil Other: _____

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

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

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

City/County Shared well Community System Private well Other: _____

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

Quality Pressure Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? November 2023

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: unknown

C5. Is there a problem, malfunction, or defect with the dwelling's:

	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 AK
 Buyer Initials _____ Owner Initials AC

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SECTION D. FIXTURES/APPLIANCES

D1. Is the dwelling equipped with an elevator system? Yes No NR
 If yes, when was it last inspected? _____
 Date of last maintenance service: _____

D2. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Irrigation system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevator system or component	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool/hot tub /spa	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gas logs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliances to be conveyed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV cable wiring or satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanations for questions in Section D (identify the specific question for each explanation):
Garage Door opener slowly stopped working this year. Appears to be an electrical connection at the motor/unit

SECTION E. LAND/ZONING

E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property? Yes No NR

E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?) Yes No NR

E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements?) Yes No NR

E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions? Yes No NR

E5. Does the property abut or adjoin any private road(s) or street(s)? Yes No NR

E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? NA Yes No NR

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

SECTION F. ENVIRONMENTAL/FLOODING

F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property? Yes No NR

Buyer Initials _____ Owner Initials all
 Buyer Initials _____ Owner Initials all

- | | Yes | No | NR |
|--|--------------------------|-------------------------------------|--------------------------|
| F2. Is there an environmental monitoring or mitigation device or system located on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F5. Is the property located in a federal or other designated flood hazard zone? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F8. Is there a current flood insurance policy covering the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F10. Is there a flood or FEMA elevation certificate for the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2. Is the property subject to a lease or rental agreement? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Buyer Initials _____ Owner Initials DAK
 Buyer Initials _____ Owner Initials ACC

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**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: Quinn A. Cozge Date 8/6/24

Owner Signature: Maigail C. Cozge Date 8/10/2024 | 7:42 AM EDT
Signed by: A72B5C9C8618478...

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 _____

Seller Homework: Information for Prospective Buyers

Address 2437 Mt Zion Church Rd, Nashville, NC 27856

1st HOA Y/N Mgmt Co. _____ Dues _____ Monthly Quarterly Semi-Annually Annually

2nd HOA Y/N Mgmt Co. _____ Dues _____ Monthly Quarterly Semi-Annually Annually

Are you aware of any special assessments? Y/N Cost _____ For _____

Even if you do not have an HOA, are there any restrictive covenants that must be followed? Yes/No/Not Sure

Systems Information:

HVAC: 1 Unit Dual Zone 3 Zone Unit 1 Age unknown Unit 2 Age _____ Unit 3 Age _____

Heat Type: Forced Air Heat Pump Heat Source: Electric Fuel Natural Gas Propane

Service Agreement in place? Y/N Company _____

Water heater: Electric Natural Gas Tankless Age unknown Location Hall Closet

Fireplace: Y/N Wood burning Gas logs Do you use it? Y/N Last time inspected? unknown

Roof: Age less than 1 year Warranty (15/25/30/50 Year) Company Certaintee

Foundation: Crawl Slab Unfinished basement Finished basement

Home Warranty: Y/N Company _____

Transferable termite bond: Y/N Company _____ Transfer Fee _____

Security system: Y/N Company CPI Cost N/A Discontinued

IF APPLICABLE: Mailbox number: _____ Parking space number(s): _____

Maintenance Upgrades (ex: roof, water heater, HVAC, etc.)

Year	Item Upgraded
<u>2023</u>	<u>New Roof, Some New Plywood, New Drip Edge, New Boots - 50 year warranty, transferrable</u>
<u>2023</u>	<u>New Well Pump</u>
<u>2023</u>	<u>New Water Pressure Tank, Valve, Gauge, and related plumbing under house</u>
<u>2023</u>	<u>New Pool Liner + Valve and Sand in Pool Pump + Serviced and Checked</u>
<u>2023</u>	<u>HVAC Serviced, Checked Coolant, etc.</u>

Cosmetic Upgrades (ex: countertops, light fixtures, etc.)

Year	Item Upgraded
<u>2023</u>	<u>All New Kitchen Granite Countertops + Back-splash, New Sink and Faucet</u>
<u>2023</u>	<u>All New Kitchen Appliances - Fridge, Dishwasher, High-end Downdraft Stove, Wine Cooler</u>
<u>2023</u>	<u>New LVP Flooring throughout</u>
<u>2023</u>	<u>New Toilets and connections in all 3 bathrooms</u>
<u>2023</u>	<u>New Paint on most of interior</u>

UTILITY INFORMATION

ELECTRIC

Avg. Monthly Cost \$ 126.⁰⁰

- Duke Energy Progress- 800-452-2777
 - o <https://www.duke-energy.com/info/duke-energy>
- Wake Electric- 800-474-6300
 - o <https://wemc.com/>
- Wake Forest Power- 919-435-9572
 - o <https://www.wakeforestnc.gov/wake-forest-power.aspx>
- Town of Apex- 919-362-8676
 - o <https://www.apexnc.org/239/Utility-Account-Access-Payment>
- Other _____

GAS/OIL

Avg. Monthly Cost \$ 45.⁰⁰

- Dominion Energy - 877-776-2427
 - o <https://www.dominionenergy.com/>
- Piedmont - 800-752-7504
 - o <https://www.piedmontng.com/>
- Jordan Oil - 919-267-2448
 - o <https://www.lgjordanoil.com/>
- Other Thompson

WATER/SEWER

Avg. Monthly Cost \$ unknown

- Town of Apex- 919-362-8676
- Town of Cary - 919-469-4052
- City of Raleigh - 919-996-3245
- Town of Fuquay-Varina - 919-552-1404
- Chatham County - 919-452-8270
- City of Durham - 919-560-1200
- AQUA - 877-987-2782
- Septic and/or Well
- Other Nash

GARBAGE PICKUP

Avg. Monthly Cost \$ unknown

- Town of Apex- 919-362-8676
- Town of Cary - 919-469-4090
- City of Raleigh - 919-996-3245
- Town of Fuquay Varina - 919-552-1402
- Chatham County - 919-542-5516
- City of Durham - 919-560-4186
- City of Wake Forest - 919-435-9478
- Chapel Hill - 919-969-5100
- Other Nash

CABLE/INTERNET/SATELLITE

- AT&T - 800-288-2020
 - o <https://www.attsavings.com/>
- CenturyLink - 888-723-8010
 - o <https://www.centurylink.com/>
- Spectrum - 844-569-0569
 - o <https://official.spectrum.com/>
- Dish Network - 866-659-8798
 - o <https://www.dish.com/>
- Direct TV - 888-489-3591
 - o <https://www.directv.com/>
- Google Fiber-844-363-4237
 - o <https://fiber.google.com/cities/triangle>
- Brightspeed Internet
1-888-416-2195