



Broker Associates

Bidder's Packett

United Country Real Estate – Broker Associates

NC Auction Firm #10674

P. O. Box 30552 Winston-Salem, NC 27130

336-664-8709

Jeffry Brown – Broker in Charge

NC Auctioneer License #10394 | NC Broker License # 283629

Online Auction Bidders Agreement & Addendum

Buyer agrees to immediately enter into the Real Estate Auction Purchase Contract approved by Seller, if declared the high bidder (winning bidder) by the auctioneer during the following auction:

AUCTION FOR: Shane and Samatha Roach

AUCTIONEER: Jeffry J. Brown (Broker/Auctioneer) of United Country Real Estate Broker Associates 301 N Main St. Fl. 24 Ste. 2466 Winston-Salem, NC 27127 has contracted with "Seller" to offer to sell at public auction certain real property.

AUCTION LOCATION: Online at mybidtime.com

PREVIEW DATE: Saturday, September 28, 2024

AUCTION DATES: Internet only – The bidding begins on 9/28/2024. The AUCTIONS ENDS on 10/9/2024 at 4:00 PM EDT.

Note: Bids at 4 pm extend auction 2 minutes, and each bid during extension(s) restart 2-minute extension. See Paragraph 16 that addresses the "SOFT CLOSE".

BUYER PREMIUM: An eight percent (8%) Buyer Premium will be added to the Winning Bid. The Contract Price will be the Bid + Buyer Premium.

DESCRIPTION:

Deed Book # 1669, Page # 2348.

Parcel # 135823 (Rockingham County)

Location of property: 119 Roach Road, Reidsville, NC 27320

Description: This is a 1999 Heartland Double Wide on a permanent foundation. This spacious home offers 1,960 square feet of living space, situated on a generous 1-acre lot. While the property requires repairs and updates before it's move-in ready, it presents a fantastic opportunity to create significant value. With an after-repair value (ARV) expected to be much higher than the auction price, this is the perfect investment for those looking to renovate and capitalize on a great deal. The property has county water and a septic system for a 3-bedroom home. The home does have a possible a possible fourth bedroom.

The listed price on the MLS reflects the tax value, **not the asking price**, as this is an auction sale. Bidding will start at the listed price. **Preview (Open House): September 28th**, with bidding opening that same day. **Pre-auction offers are welcomed**—make an offer today! Your real estate agent can provide a bidder's package, or if you don't have an agent, feel free to request one directly from me.

Terms & Conditions

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Online Auction Terms and Conditions Addendum

Prior to submitting a bid, bidders attest they have read and agree with the following **Online Auction Bidders Agreement and the Terms and Conditions** of the auction described herein. For legal questions consult a qualified attorney.

1. Seller Confirmation: The property is being offered in an *Online Auction*, with all bids being subject to the Seller's approval.

2. Auction Bidding Registration: Online Bidder hereby acknowledges they must be properly registered for the online auction to bid.

- A. Additional registration requirements may be needed from any bidder if they are unknown to Seller(s) or the Auctioneer.
- B. Bidders not represented by a Licensed NC Real Estate Agent are required to submit *Proof of Funds* or a *Pre-Approval letter* from a "Hard Lender" prior to bidding. Email it to Jeff@Broker-Associates.com.
- C. For assistance with registration, please text, or call Auctioneer Jeffry Brown at 336-391-8094 or email Jeff@Broker-Associates.com.

3. Bidding Opens/Closes: The Online Only Auction bidding shall be opened and begin closing on the dates and times stated above and is subject to the soft close feature as outlined below in (#16).

4. Property Preview Dates: Individual Bidders can only preview the property on the preview dates. However, Bidders who are represented by a Real Estate Agent can schedule a time to preview the property with their Real Estate Agent.

- A. It is highly recommended that all Bidders *personally inspect* the property prior to placing an online bid.
- B. All property inspections are the sole responsibility of the Bidders.
- C. All property previews are done at the sole risk of those performing the preview and neither the Seller, Auctioneer(s), Broker Associates, Inc. or any of their associates assume any liability whatsoever as a result of the property inspection.

5. Cash Offer/No Financing Contingency: By participating in this auction, Bidders hereby agree that their bid shall NOT be subject to the bidder's ability to obtain financing.

- A. By placing a bid in this auction, Bidders are making a "cash offer" to purchase the property. Financing is NOT a contingency in the purchase agreement.
- B. However, if a Bidder decides to purchase property with a loan, they should make sure they are approved for a loan and that the lender is capable of completion on or before closing date.
- C. All Bidders are required to submit their proof of funds or loan pre-approval letter from a Hard Lender in advance and must be approved by the Auctioneer prior to bidding. For approval Email Proof of Funds or Loan Approval Letter to Jeff@broker-associates.com.

6. Buyer's Premium: An eight percent (8%) Buyer's Premium will be added to the final bid price and will determine the Total Contract Sales Price.

- A. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property.

7. Purchase Contract: The winning Bidder hereby agrees to enter into the **REAL PROPERTY AUCTION PURCHASE AND SALE CONTRACT** which has been approved by the Seller, *immediately* upon being declared the successful Bidder by the Auctioneer.

- A. Upon the close of the auction the winning Bidder will be forwarded via email the *Real Property Auction Purchase and Sales Contract* to purchase the property.
- B. A signed copy of the *Real Property Auction Purchase and Sales Contract* must be received by United Country - Broker Associates no later than 24 hours from the time the Purchase Contract was sent to the winning Bidder.
- C. The *Real Property Auction Purchase and Sales Contract* will be prepared and emailed by the Auctioneer using *Authentisign* for electronic signatures. Bidder must have an email.
- D. A sample purchase contract is included in the Bidder's Package or available upon request for review prior to placing any bids in the auction.

8. Earnest Money Deposit: A Five Thousand Dollar (\$5000.00) non-refundable deposit will be wire transferred or hand delivered in the form of Certified Funds and is to be received no later than 48 hours following the close of auction.

- A. See Closing Attorney contact information below.
- B. Caution: Only the Closing Attorney will give the Winning Bidder wiring instructions.
- C. The balance of the purchase price will be due in full at closing.

9. Closing: The Closing shall take place on October 30, 2024, unless an alternate date has previously been agreed to by the Auctioneer. All Closing arrangements will be made by the Closing Attorney.

- Out of state buyers will be afforded the opportunity to close via email, mail, and wire transfer of certified funds.

10. Easements: The sale of the property is subject to any and all easements of record.

11. Survey: No survey is required to transfer of ownership to the property and the Seller shall not provide a survey.

- If the Bidder desires a survey, it shall be at the Bidder's sole expense and shall not be a contingency or requirement in the purchase contract.

12. Possession: Possession of the property will be given upon payment in full of the purchase price and subsequent recording of the property Deed by the Closing Attorney.

13. Deed: Seller shall execute a *General Warranty Deed* conveying the property to the buyer(s).

14. Taxes: Seller shall pay any previous year's taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.

15. Online Auction Technology Disclaimer: Under no circumstances shall Bidder have any kind of claim against Jeffry Brown, Auctioneer or United Country Real Estate – Broker Associates, Broker(s) of record, or anyone else, if the Internet service fails to work correctly before or during the auction.

- A. Online bidding is subject to technological faults and issues which are outside the control of the Auctioneer or Broker.
- B. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock-in their maximum bid amount if they are concerned about technology failure during the auction.

- C. The Seller and/or Auctioneer reserves the right to PAUSE the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.

16. Soft Close: If a bid is received within the last two (2) minutes of the auction, the auction close time will automatically extend two (2) minutes to allow other bidders an opportunity to competitively bid prior to the auction closing.

17. Disclaimer: All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed.

- A. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice.
- B. There are no warranties either expressed or implied pertaining to this property.
- C. Real estate is being sold "As-Is, Where-Is" with *NO warranties expressed or implied*.
- D. Bidders will make all inspections and have financing approved and/or arranged prior to the end of bidding.
- E. The Auctioneer reserves the right to bid on behalf of the Seller up to, but not beyond the Seller's reserve price.
- F. By participating in this auction, Bidders hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller.

18. Pre-Auction Sales: As an agent for the Seller, the Auctioneer and any participating Brokers will present any and all bona fide formal written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales.

- A. Pre-auction offers must meet all the auction terms and conditions and must be submitted to the Auctioneer on the *Real Property Auction Sales and Contract*, along with the required deposit.
- B. The seller may accept or reject such an offer at their sole and absolute discretion.
- C. Properly registered Online Bidders may be notified that "an offer" has been submitted and on which specific property, however the amount of the offer shall remain confidential.
- D. All pre-auction offers must allow a minimum of 24 hours for seller's acceptance.
- E. A Broker Fee of (3% of the Winning Bid, not total contract price) is offered to a cooperating NC State Licensed Real Estate Broker on any pre-auction offers that are properly completed and submitted on the appropriate forms provided by the Auctioneer or Seller's Broker.

19. HOA, POA, and Restrictive Covenants: Property is being sold subject to any restrictive covenant and homeowners' association rules and dues, and any other zoning restrictions. It is the Bidders responsibility to review HOA, POA, Restrictive Covenants prior bidding.

20. Agency: The Broker/Auctioneer represents the Seller and the Seller's interests. When working directly with our Firm, Buyer will be asked to sign the NC form Working With Real Estate Agents Disclosure.

21. Buyer Agents: A Buyer represented by a Buyer's Agent shall communicate with us through their Agent. The Buyer Agent will receive the Sales Contract for the Winning Bidder and forward the Contract to the Buyer. Buyer Agents who follow our Firm's guidelines for Buyer Agents will be paid based on the Final Bid and not the Total Contract Price. Compensations and guidelines are placed in the Triad MLS.

22. Closing Attorney: Mark Randolph. Make the Deposit Check out to: Mark Randolph Trust Account.

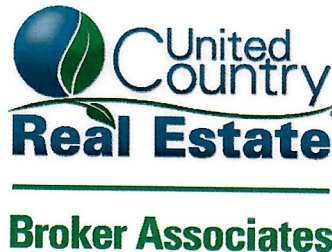
23. Choice of Law: The above Terms and Conditions are governed by North Carolina law and state law in NC Arbitration. All actions will be settled by Arbitration.

24. Limitation of Liability. THE DUTIES OF BROKER ASSOCIATES, INC., AND JEFFRY BROWN, AUCTIONEER SHALL BE CONFINED TO THOSE EXPRESSLY SET FORTH IN THIS AGREEMENT, AND NO IMPLIED DUTIES ARE ASSUMED BY OR MAY BE ASSERTED AGAINST THEM. EXCEPT TO THE EXTENT ARISING OUT OF THEIR FRAUD OR CRIMINAL MISCONDUCT WHEN PROVIDING THE SERVICES. THEIR LIABILITY ARISING OUT OF THIS AGREEMENT WILL BE LIMITED TO DIRECT AND ACTUAL MONETARY DAMAGES, IF ANY.

It is solely the bidders' responsibility to contact Jeff Brown, Auctioneer at 336-391-8094 with any questions regarding the auction, purchase agreement, or terms & conditions.

**United Country Real Estate – Broker Associates
P. O. Box 30552 Winston-Salem, NC 27130
Office Phone: 336-664-8709
Firm Real Estate License # C29411
Firm Auction License # 10674**

**Jeffry Brown – Broker in Charge & Auctioneer
Cell Phone – 336-391-8094
NC Auctioneer License # 10394
NC Broker License # 283629**




Property Details & Maps

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119 Roach Rd, Reidsville, NC 27320-9004, Rockingham County

APN: 135823 CLIP: 1567100428

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,960	43,560	1999	MANUFD HM	

OWNER INFORMATION

Owner Name	Phillips Shane	Tax Billing Zip	27215
Owner Name 2	Phillips Samantha	Tax Billing Zip+4	8079
Tax Billing Address	180 Brycewood Dr	Tax Billing Carrier Route	R022
Tax Billing City & State	Burlington, NC	Owner Occupied	No

LOCATION INFORMATION

Township	Wentworth Town	Property Carrier Route	R003
Subdivision	Eric D Roach	Census Tract	411.00
Property Zip Code	27320	Zoning	RP
Property Zip+4	9004	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

Tax ID 1	135823	Tax Jurisdiction	107
Tax ID 2	79770062357500	Plat Book & Page	42-13
Tax ID 3	135823		
Legal Description	1 AC ROACH RD		
Tax Area	107		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$94,706	\$94,706	\$94,706
Assessed Value - Land	\$11,520	\$11,520	\$11,520
Assessed Value - Improved	\$83,186	\$83,186	\$83,186
Yr to Yr \$ Change	\$0	\$0	
Yr to Yr % Change	0%	0%	
Tax Year	Total Tax	Yr to Yr \$ Change	Yr to Yr % Change
2021	\$743		
2022	\$743	\$0	0%
2023	\$743	\$0	0%

CHARACTERISTICS

Land Use - County	Mfg Home Double Wide	Porch	Stoop
Land Use - CoreLogic	Manufactured Home	Patio	Wood Deck
Building Sq Ft	1,960	Exterior	Vinyl
Total Bldg Sq Ft	1,960	Lot Acres	1
Ground Floor Sq Ft	1,960	Lot Sq Ft	43,560
Year Built	1999		

FEATURES

Feature Type	Size/Qty	Value
Ac St	24	\$153
Ac Wd	160	\$1,536
Ac Wd	207	\$1,987
Ma R40	1,960	\$110,789
Ew O4	196	
- Ub Ub	1	\$9,000

LAST MARKET SALE & SALES HISTORY

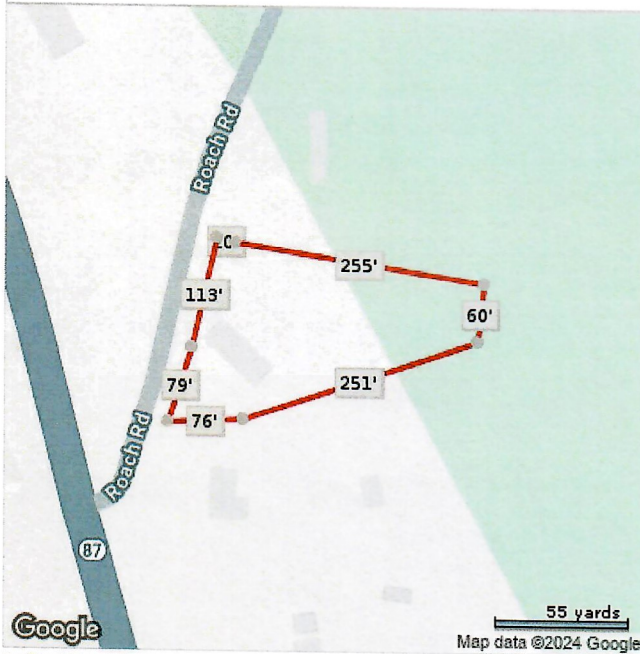
Recording Date	06/25/2024	
Sale Date	06/21/2024	12/31/2000
Sale Price	\$100,000	
Nominal		Y

Buyer Name	Phillips Shane & Samantha	Roach Marion Secor
Buyer Name 2	Phillips Samantha	
Seller Name	Jackson Marion & Jerry	Secor Marion Avis
Document Number	1669-2348	
Document Type	Warranty Deed	Miscellaneous Document

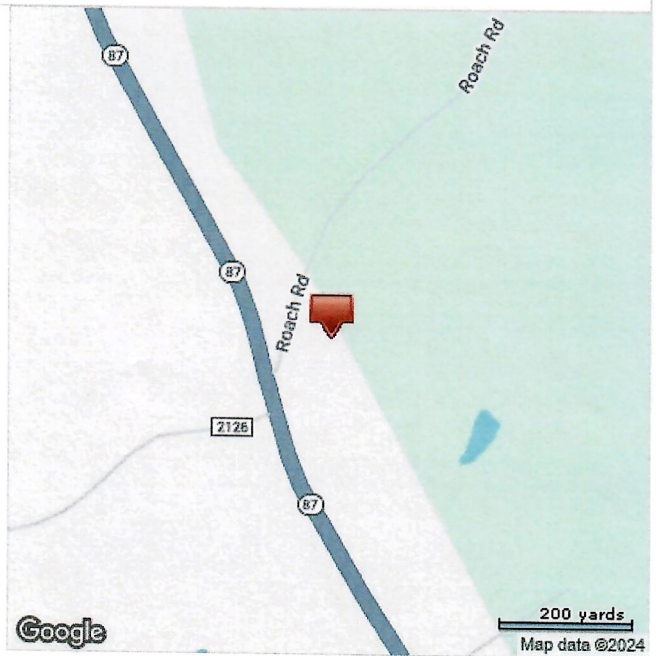
MORTGAGE HISTORY

Mortgage Date	03/31/2014	12/07/2005	08/22/2002
Mortgage Amount	\$61,977	\$15,000	\$11,224
Mortgage Lender	Jp Morgan Chase Bk Na	Beneficial Mtg Co/Nc	Beneficial Mtg Co/Nc
Mortgage Type	Fha	Conventional	Conventional
Mortgage Term	25	15	5
Mortgage Term Period	Years	Years	Years
Mortgage Int Rate Type		Fixed Rate Loan	Fixed Rate Loan
Mortgage Purpose	Refi	Refi	Refi

PROPERTY MAP



*Lot Dimensions are Estimated



NC Disclosures & Offer Forms

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NORTH CAROLINA REAL ESTATE COMMISSION

**Residential Property And Owners'
Association Disclosure Statement**

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: **119 Roach Rd, Reidsville, Nc 27320**
Owner's Name(s): **Shane Phillips, Samantha Phillips**

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. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

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. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- 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 Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- 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. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

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. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed by a broker even after repairs are made.

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

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

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

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

- **Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.**
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials _____ Owner Initials SP
Buyer Initials _____ Owner Initials SP

REC 4.22
REV 5/24

1

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

Yes No NR

A1. Is the property currently owner-occupied?

Date owner acquired the property: _____

If not owner-occupied, how long has it been since the owner occupied the property? _____

☐ ☐ ☒

A2. In what year was the dwelling constructed? 1999

☐

A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?

☐ ☐ ☒

A4. 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 _____

☐

A5. In what year was the dwelling's roof covering installed? _____

☒

A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?

☐ ☐ ☒

A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?

☐ ☐ ☒

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?

☐ ☐ ☒

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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attached Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slab	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Patio	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior/Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.)?

☐ ☐ ☒

B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?

☐ ☐ ☒

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 [1 # of units] Year: _____
☐ Baseboard [____ # of bedrooms with units] Year: _____ ☐ Other: _____ Year: _____

☒

Buyer Initials _____ Owner Initials SP
Buyer Initials _____ Owner Initials SP

REC 4.22

REV 5/24

2

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: _____ ☐ Wall/Windows Unit(s): _____ Year: _____
☒ Other: **Heat Pump** _____ 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? _____

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? **3** ☐ No Records Available

Date the septic system was last pumped: _____

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

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

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

Buyer Initials _____ Owner Initials **SP**
 Buyer Initials _____ Owner Initials **SP**

SECTION D. FIXTURES/APPLIANCES

D1. Is the dwelling equipped with an elevator system?

If yes, when was it last inspected? _____

Date of last maintenance service: _____

Yes ☐ No ☒ NR ☐

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

	NA	Yes	No	NR		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 type="checkbox"/>	<input checked="" 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"/>	Garage Door system	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas logs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Appliances to be conveyed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TV cable wiring or satellite dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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?)

☐ ☒ ☐

E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements?)

☐ ☒ ☐

E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?

☐ ☐ ☒

E5. Does the property abut or adjoin any private road(s) or street(s)?

☐ ☐ ☒

E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☐ NA

☐ ☐ ☒

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

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 SP
 Buyer Initials _____ Owner Initials SP

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	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 type="checkbox"/>	<input checked="" type="checkbox"/>
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
F10. Is there a flood or FEMA elevation certificate for the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 SP
 Buyer Initials _____ Owner Initials SP

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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: Shane Phillips Shane Phillips Date 09/21/2024

Owner Signature: Samantha Phillips Samantha Phillips Date 09/21/2024

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 _____



STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/ or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/ or oil and gas rights from the owner or by reservation of the mineral rights and/ or oil and gas rights by the owner. If mineral rights and/ or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u>Buyer Initials</u> 1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Buyer Initials</u> 2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Buyer Initials</u> 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Buyer Initials</u> 4. Oil and gas rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Buyer Initials</u> 5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Buyer Initials</u> 6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: **119 Roach Rd, Reidsville, Nc 27320**

Owner's Name(s): **Shane Phillips, Samantha Phillips**

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

Owner Signature: Shane Phillips **Shane Phillips** Date 09/21/2024
 Owner Signature: Samantha Phillips **Samantha Phillips** Date 09/21/2024

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____

REC 4.25

1/1/15

Rockingham County Department of Public Health

Permit Number

AI 050499-01

Authorization for Wastewater System Construction (Expires five years from date of issuance of Improvement Permit)
 Operation Permit # System Classification Type Authorization to Connect to Wastewater System

TAX PIN NUMBER: 79770062432700

APPLICANT NAME: SECOR

MARION

A

PROPERTY INFORMATION

Road Name: 119 ROACH ROAD

Subd/Park:

Section :

Lot # :

Lot Size : 1

Expiration Date : N/A

OWNER INFORMATION

ERIC ROACH

C/O 119 ROACH ROAD

REIDSVILLE

NC 27320

Water Supply : MUNICIPAL

-- TRANSFERABLE --

87 N. LEFT ON ROACH ROAD, 1ST DRIVE ON RT. (4TH BEDROOM TO BE
 TURNED INTO STUDY - WILL TAKE OUT CLOSET)

<input type="checkbox"/> House	<input type="checkbox"/> #bedrooms
<input checked="" type="checkbox"/> Mobile Home	<input type="checkbox"/> #people
<input type="checkbox"/> Business	<input type="checkbox"/> #bath
<input type="checkbox"/> Apt/Condo	<input checked="" type="checkbox"/> basement
<input type="checkbox"/> Other	<input type="checkbox"/> basement w/ plumbing
TYPE SYSTEM	
<input type="checkbox"/> New	<input type="checkbox"/> Conventional
<input type="checkbox"/> Repair	<input type="checkbox"/> L.P.P.
	<input type="checkbox"/> Sand Filter
	<input type="checkbox"/> Pit Privy
	<input type="checkbox"/> Other
IMP Name	Date

Permit subject to revocation if site
 plans/intended use changes.

INSTALLER

INSTALLATION CONDITIONS

LAYOUT SPECIFICATIONS INSTALLED

<input checked="" type="checkbox"/> F	Tank size ___/#___	_____
<input checked="" type="checkbox"/> X	Drainfield sq ft	_____
<input type="checkbox"/>	Water Supply	_____
<input type="checkbox"/>	# of lines	_____
<input type="checkbox"/>	Total length of lines	_____
<input type="checkbox"/>	Trench depth	_____
<input type="checkbox"/>	Trench width	_____
<input type="checkbox"/>	Depth of rock below pipe	_____
<input type="checkbox"/>	Total rock depth	_____
<input type="checkbox"/>	Distance to foundation	_____
<input type="checkbox"/>	Distance to property lines	_____
<input type="checkbox"/>	Distance to well	_____
<input type="checkbox"/>	Zoning jurisdiction	_____
<input type="checkbox"/>	Water Shed	_____

AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION

OPERATION PERMIT

O.K. to use existing system
 for 3 bedroom home.

Signed:

Date:

Signed:

Date:

APPEALS: By written petition to the Office of Administrative Hearings, P.O. Drawer 27447, Raleigh, North Carolina 27611-7447. In accordance with GS.150B-23(a) THIS PERMIT may be suspended or revoked upon a finding that a violation of ...this Chapter, The Rules... or a condition imposed upon the permit has occurred...Also upon a finding that its issuance was based on incorrect or inadequate information...GS.130A-23(a)(c)(d).

EH09TH96.SAM

10.00

HEALTH DEPARTMENT

NO.

681127856

E M R

(This permit expires three years from date of issue. Construction is not to begin until all applicable permits have been issued.)

566

Permit
 Operation Permit ☒ Authorization
 Certificate of Completion

NAME Richard Smith
 PROPERTY ADDRESS 419 Boyer Road
 DIRECTIONS TO ADDRESS 775. 1st on 2nd on 3rd on 4th on
 SUBDIVISION _____ LOT NO. _____ SECTION _____ LOT SIZE _____
 SQUARE FOOTAGE/ACREAGE 1.400

1. HOUSE 3 BEDROOMS
2. MOBILE HOME 2 ROOMS
3. BUSINESS 4 NO. PERSONS
4. APT/CONDO 3 BATHROOMS
5. OTHER 11 BASEMENT

False statements or misrepresentations supplied in the issuance of this permit, or any significant change in site conditions from those evaluated is cause for permit suspension or revocation (GS 130A-23a, c, d)

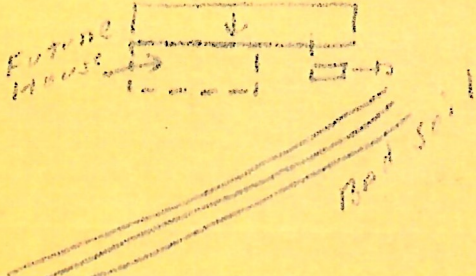
TYPE SYSTEM
 NEW A. CONVENTIONAL
 REPAIR B. L.P.P.
C. SAND FILTER
 INSTALLED BY D. PIT PRIVY
E. OTHER (SPEC)

LAYOUT	SPECIFICATIONS	INSTALLED
<u>1000</u>	TANK SIZE	TANK NO. <u>STB-110</u>
<u>200</u>	DRAINFIELD SQ. FOOTAGE	
<u>000000</u>	WATER SUPPLY	
<u>3</u>	NUMBER OF LINES	
<u>36"</u>	TRENCH WIDTH	
<u>6"</u>	DEPTH OF ROCK UNDER PIPE	
<u>40"</u>	TOTAL ROCK.	
<u>40"</u>	DISTANCE TO FOUNDATION	
<u>40"</u>	DISTANCE TO PROPERTY LINES	
<u>40"</u>	DISTANCE TO WELL	
<u>40"</u>	ZONING JURISDICTION	
<u>40"</u>	WATER SHED	

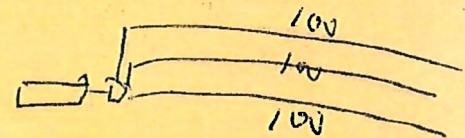
SOLID WASTE DISPOSAL METHOD

NOTES ON LAYOUT (DESCRIPTION)

Existing
 11-10-03



1-1st
 2-3- EVEN



Be sure tank is located so house can be put in system.
 Keep system shallow. avoid deep corners and weather.

IMPROVEMENTS PERMIT BY:

CERTIFICATE OF COMPLETION BY:

TITLE

TITLE

DATE

DATE

Appeals Procedure: By written petition, submitted to the Director, Division of Health Services, P.O. Box 2091, Raleigh, NC 27602-2091, in accordance with GS 130A-24a.