

STATE OF NORTH CAROLINA



STATE OF NORTH CAROLINA RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

Instructions to Property Owners

- The Residential Property Disclosure Act (R.S. 42C) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish purchasers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 42C.2.
- You must respond to each of the questions on the following pages of this form by filing in the requested information or by placing a check (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
- If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or public agency describing it. If you attach a report, you will not be liable for any inaccuracies or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
- If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
- If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
- If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the purchaser a corrected Disclosure Statement or correct the problem.
- If you are advised in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the purchaser, and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your reliance on the Disclosure Statement.
- You must give the completed Disclosure Statement to the purchaser no later than the time the purchaser makes an offer to purchase your property. If you do not, the purchaser can, under certain conditions, cancel any resulting contract (see "Notes to Purchasers" below). You should give the purchaser a copy of the Disclosure Statement containing your signature and keep a copy signed by the purchaser for your records.

Notes to Purchasers: If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, 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 seller or the owner's agent within three calendar days following your receipt of the Disclosure Statement, or three calendar days after settlement of the transaction or (in the case of a sale or exchange) after you have received the property, whichever occurs first.

5. In the space below, type or print in ink the address of the property (including its identity) and your name, then sign and date.
Property Address: 1345 Anderson Hill Rd, Raleigh, NC 27673
Owner's Name(s): Michael & Beth Kavan
(Owner(s) acknowledge(s) having completed this Disclosure Statement before signing and that all information is true and correct as of the date signed.)
Owner Signature: Michael Kavan Date: 11-2-23
Owner Signature: Beth Kavan Date: 11/2/23

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; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owner and are the owner's agents or subagents. Purchaser(s) are strongly encouraged to obtain their own inspection from a licensed home inspector or other professional. All used words, words in the plural include the singular, as appropriate.

Purchaser Signature: _____ Date: _____
Purchaser Signature: _____ Date: _____

REC-4.23
REV 1/14
National Lead Realty, 1823 S. Woodhouse Road, Charlotte, NC 28211
Phone: 704.944.1232 Fax: _____
Purchaser with company logo: 1823 S. Woodhouse Road, Forest, Morgan 4008 www.leadrealty.com

Property Address/Description: _____

The following questions address the characteristics and condition of the property identified above about which the actual knowledge. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if a one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

- In what year was the dwelling constructed? 170
- Is there any problem, malfunction or defect with the dwelling's foundation, slab, floor joists/struts, doors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including modifications to them?
- The dwelling's exterior walls are made of what type of material? Brick/Venue Wood Stone Vinyl Synthetic Stone Composition/Blockboard Concrete Fiber Concrete Aluminum Adhesive Other _____ (Check all that apply)
- In what year was the dwelling's roof covering installed? 01 (Approximate if no records are available)
Explain, if necessary: _____
- Is there any leakage or other problem with the dwelling's roof?
- Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab?
- Is there any problem, malfunction or defect with the dwelling's electrical system (wiring, panel, switches, fuses, generator, etc.)?
- Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, drains, water heater, etc.)?
- Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning?
- What is the dwelling's heat source? Furnace Heat Pump Radiant Other Heat Pump
(Check all that apply) - Age of system: _____
- What is the dwelling's cooling system? Central Forced Air Wall/Window Unit(s) Other Mini Split
(Check all that apply) - Age of system: _____
- What are the dwelling's fuel sources? Natural Gas Propane Oil Other Electric
(Check all that apply) If the fuel source is wood, is it used, identify whether the tank is above ground or below ground, and whether the tank is inside by wall or outside by wall. (Check all that apply)
- What is the dwelling's water supply source? City/County Community System Private Well Shared Well
(Check all that apply)
- The dwelling's sewer pipes are made of what type of material? Copper Galvanized Plastic Polyethylene
(Check all that apply)
- Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)?
- What is the dwelling's sewage disposal system? Septic Tank Septic Tank with Pump Community System Connected to City/County System City/County System available Sewer pipe (sewerwater does not go into a septic or other sewer system [note: use of this type of system violates state law]) Other _____
(Check all that apply)
- If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit? If your answer is "yes" how many bedrooms are allowed? No records available
- Is there any problem, malfunction or defect with the dwelling's sewer/septic system?
- Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, air fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door opener, gas logs, or other appliances?
- Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (refrigerator, attached microwave, hand fan, dishwasher, disposal, etc.)?

Owner Initials and Date: _____ Owner Initials and Date: _____
Purchaser Initials and Date: _____ Purchaser Initials and Date: _____
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