

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 1029 Patton Street, Hendersonville, NC 28792 - Unit 1

Owner's Name(s): Brad Collins and Julia Collins

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.



	res	110	NK
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?			
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 N	R	
Foundation		2	
Slab Doors Direction/Exterior Walls Doors Doors Direction/Exterior Walls Doors Doors Doors Direction/Exterior Walls Doors Door		<u> </u>	
		Z	
Floors Deck Ultraria		7	
Floors Deck Other:		7	
Explanations for questions in Section A (identify the specific question for each explanation):		Z	
		2	
		2	
		Z	
Explanations for questions in Section A (identify the specific question for each explanation):		Z	
		Z	
Explanations for questions in Section A (identify the specific question for each explanation): SECTION B.	Yes	No	NR
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,			NR
Explanations for questions in Section A (identify the specific question for each explanation): SECTION B. HVAC/ELECTRICAL			NR
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			NR
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)			NR
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			NR
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:			NR
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 [# of units] Year:			4.22

				Yes	No	NK
B4. What is the dwelling's coolin	g source? (Cl	heck all that apply; indicat	e the year of each system			
manufacture)						
Central Forced Air:	Year:	Wall/Windows Unit(s):	Year:	_		
Other:	Year:					
B5. What is the dwelling's fuel so	yuraa? (Chaal	z all that apply)				
Electricity Natural Gas	`	Propane Oil	Other:			
Licetricity Ivatural Gas	50lai	пторане пон	Other.	-		
Explanations for questions in Sec	ction B (ident	tify the specific question fo	or each explanation):			
		SECTION C.				
PL	UMBING	WATER SUPPLY/SE	WER/SEPTIC			
				Yes	No	NR
C1. What is the dwelling's water	supply source	e? (Check all that apply)				
✓ City/County Shared well			Other:	1		
			6 1 1 1 1 1 1			
If the dwelling's water supply sou has been tested for: (Check all that		ed by a private well, identi	ty whether the private well	Ĺ		
Quality Pressure	Quantit					
If the dwelling's water source is		•	the date of the last water			
quality/quantity test?			-			
C2. The dwelling's water pipes as	re made of w	hat type of material? (Chec	ck all that apply)			
Copper Galvanized Plastic	Polybutyl	ene Other:				
C3. What is the dwelling's water	heater fuel so	ource? (Check all that anni-	v: indicate the year of each			
system manufacture) Gas:						
				-		
C4. What is the dwelling's sewag	e disposal sy	stem? (Check all that apply	y)			
Septic tank with pump Comm	nunity system	Septic tank	Drip system			
Connected to City/County System	n	City/County system availa	able Other:			
Straight pipe (wastewater does no	ot go into a sep	tic or other sewer system) *N	Note: Use of this type of			
system violates State Law.						
If the dwelling is serviced by a septipermit?			by the septic system			
Date the septic system was last pum	Records Availa	1016				
		with the dwelling's				
C5. Is there a problem, malfuncti		with the dwelling s.	NIA W/	NT.	ND	
	NR ⊃ nı	1.	NA Yes	No	NR	
	_	bing system (pipes, fixtures,				
Sewer system	✓ Wa	ter supply (water quality, qua	antity, or pressure)		\square	
Explanations for questions in Sec	ction C (ident	tify the specific question fo	or each explanation):			
	,	<u> </u>	1 /			
Buyer Initials O	wner Initials	@p 0p			DE:	
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Owner Initials

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SECTION D. FIXTURES/APPLIANCES

	Yes	No	NK
D1. Is the dwelling equipped with an elevator system? 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	NA '	Yes No	NR
Attic fan, exhaust			abla
Elevator system or component Pool/hot tub Gas Gas Gas logs Security system	_		\checkmark
Appliances to be Conveyed TV cable wiring Central Conveyed Other	: 🗖		abla
Explanations for questions in Section D (identify the specific question for each explanation):		_	
SECTION E.			
LAND/ZONING	W 7	N	NID
	Yes	No	NR
E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?			
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			
	Yes	No	NR
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?			
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Owner Initials

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F2. Is there an environmental monitoring or mitigation device or system located on the property? 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? F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property? F5. Is the property located in a federal or other designated flood hazard zone? 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		
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attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river		
overflow?		
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?	_	
F8. Is there a current flood insurance policy covering the property?		
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?		
F10. Is there a flood or FEMA elevation certificate for the property?		
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, materialmens' liens, or notices from any governmental agency that could affect title to the property?		
G2. Is the property subject to a lease or rental agreement?		
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? Explanations for question in Section G (identify the specific question for each explanation):		
Question G2: Airbnb bookings Buyer Initials Owner Initials Owner Initials		OC 4 22

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	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			
\$			
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			
\$			
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?	\cup		
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):			
Explanations for questions in Section II (memity the specific question for each explanation).			
Owner(s) acknowledge(s) having reviewed this Disclosure Statement before signing and that all information	on is tr	ue and	
correct to the best of their knowledge as of the date signed.			
Owner Signature: Brad Collins Owner Signature: Owner Signature: Owner Signature: Date			
Owner Signature: Date Date			
Owner Signature: Julia Collins dottoop verified 09/25/24 10:19 PM EDT 90ZN-HCOI-AKMD-ON9Y Date			
Owner Signature: Graph			
Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it bef	ore sig	ning.	
Buyer Signature: Date			
Buyer Signature: Date		DEC	· 4 22



Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 1029 Patton Street, Hendersonville, NC 28792 - Unit 2

Owner's Name(s): Brad Collins and Julia Collins

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.

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- 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.

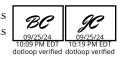
BUYERS: The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. **Buyers are strongly encouraged to:**

- 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.



	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?			
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:	N T N 1	D	
NA Yes No NR NA Yes No NR NA Yes Foundation		R 7	
Foundation		<u> </u>	
Patio Ceilings Interior/Exterior Walls		<u> </u>	
Floors		Z	
Explanations for questions in Section A (identify the specific question for each explanation):			
CHCETON B			
SECTION B. HVAC/ELECTRICAL			
	Yes	No	NR
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)	0		
Furnace [# of units] Year: Heat Pump [# of units] Year:			
Baseboard [# of bedrooms with units] Year: Year:			
Buyer Initials Owner Initials Owner Initials			
Buyer Initials Owner Initials Owner Initials Owner Initials			4.22

				Yes	No	NK
B4. What is the dwelling's coolin	g source? (Cl	heck all that apply; indicat	e the year of each system			
manufacture)						
Central Forced Air:	Year:	Wall/Windows Unit(s):	Year:	_		
Other:	Year:					
B5. What is the dwelling's fuel so	yuraa? (Chaal	z all that apply)				
Electricity Natural Gas	`	Propane Oil	Other:			
Licetricity Ivatural Gas	50lai	пторане пон	Other.	-		
Explanations for questions in Sec	ction B (ident	tify the specific question fo	or each explanation):			
		SECTION C.				
PL	UMBING	WATER SUPPLY/SE	WER/SEPTIC			
				Yes	No	NR
C1. What is the dwelling's water	supply source	e? (Check all that apply)				
✓ City/County Shared well			Other:	1		
			6 1 1 1 1 1 1			
If the dwelling's water supply sou has been tested for: (Check all that		ed by a private well, identi	ty whether the private well	Ĺ		
Quality Pressure	Quantit					
If the dwelling's water source is		•	the date of the last water			
quality/quantity test?			-			
C2. The dwelling's water pipes as	re made of w	hat type of material? (Chec	ck all that apply)			
Copper Galvanized Plastic	Polybutyl	ene Other:				
C3. What is the dwelling's water	heater fuel so	ource? (Check all that anni-	v: indicate the year of each			
system manufacture) Gas:						
				-		
C4. What is the dwelling's sewag	e disposal sy	stem? (Check all that apply	y)			
Septic tank with pump Comm	nunity system	Septic tank	Drip system			
Connected to City/County System	n	City/County system availa	able Other:			
Straight pipe (wastewater does no	ot go into a sep	tic or other sewer system) *N	Note: Use of this type of			
system violates State Law.						
If the dwelling is serviced by a septipermit?			by the septic system			
Date the septic system was last pum	Records Availa	1016				
		with the dwelling's				
C5. Is there a problem, malfuncti		with the dwelling s.	NIA W/	NT.	ND	
	NR ⊃ nı	1.	NA Yes	No	NR	
	_	bing system (pipes, fixtures,				
Sewer system	✓ Wa	ter supply (water quality, qua	antity, or pressure)		\square	
Explanations for questions in Sec	ction C (ident	tify the specific question fo	or each explanation):			
	,	<u> </u>	1 /			
Buyer Initials O	wner Initials	@p 0p			DE:	
· I II II	wner Initials	BC JC 09/25/24 09/25/24				C 4.22 V 5/24

SECTION D. FIXTURES/APPLIANCES

	Yes	No	NR
D1. Is the dwelling equipped with an elevator system? 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	NA	Yes No	NR
Attic fan, exhaust			abla
Elevator system or component Pool/hot tub Gas Gas Gas Securit system			abla
Appliances to be T TV cable wiring T Central T Central Other			abla
Explanations for questions in Section D (identify the specific question for each explanation):		_	
SECTION E.			
LAND/ZONING			
	Yes	No	NR
E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?			
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			
ENVIRONMENTAL/FLUODING	X 7	NT	NIP
El la there hazardous en tovia substance material en product (such as scheetes formallalisal)	Yes	No	NR
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?			
Buyer Initials Buyer Initials Owner Initials Owner Initials Owner Initials Owner Initials Owner Initials			4.22

Owner Initials

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	Yes	No	NR
F2. Is there an environmental monitoring or mitigation device or system located on the property?			
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?			
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?			
F5. Is the property located in a federal or other designated flood hazard zone?			
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?			
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?			
F8. Is there a current flood insurance policy covering the property?			
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?			
F10. Is there a flood or FEMA elevation certificate for the property?			
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, materialmens' liens, or notices from any governmental agency that could affect title to the property?			
G2. Is the property subject to a lease or rental agreement?			
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?			
Explanations for question in Section G (identify the specific question for each explanation):			
Explanations for question in Section G (identify the specific question for each explanation): Question G2: Month-to-month lease Buyer Initials Owner Initials			

REC 4.22 REV 5/24

		Yes	No	NR
H1. Is the property subject to regulation by one or more owners limited to, obligations to pay regular assessments or dues and specific control of the contr				
If "yes," please provide the information requested below as to e				
the property is subject [insert N/A into any blank that does not a				
	e regular assessments ("dues") are			
\$				
The name, address, telephone number, and website of the presid	lent of the owners' association or the			
association manager are:				
b. (specify name) whos	e regular assessments ("dues") are			
<u>per</u>				
The name, address, telephone number, and website of the president association manager are:	ent of the owners' association or the			
c. Are there any changes to dues, fees, or special assessment whe which the lot is subject?	nich have been duly approved and to			
If "yes," state the nature and amount of the dues, fees, or specia	al assessments to which the property			
is subject:	if assessments to which the property			
H2. Is there any fee charged by the association or by the associa	tion's management company in			
connection with the conveyance or transfer of the lot or property		\bigcirc	\bigcup	\bigcup
If "yes," state the amount of the fees:	30 W 110 W 0 W1101 V			
H3. Is there any unsatisfied judgment against, pending lawsuit, or	or existing or alleged violation of the			
association's governing documents involving the property?				
If "yes," state the nature of each pending lawsuit, unsatisfied	d judgment, or existing or alleged			
violation:				
H4. Is there any unsatisfied judgment or pending lawsuits against				
If "yes," state the nature of each unsatisfied judgment or pending	g lawsuit:			
Explanations for questions in Section H (identify the specific questions)	uestion for each explanation):			
Explanations for questions in Section 11 (mentgy the specific qu	estion for each explanation).			
Owner(s) acknowledge(s) having reviewed this Disclosure Statemer	it before signing and that all information	on is tr	ue and	
correct to the best of their knowledge as of the date signed.	٦			
Owner Signature: Brad Collins dottoop verified 99/25/24 10:09 PM EDT 92RZ-UGOD-ERZP-DBPE	Date			
Owner Signature.				
Owner Signature: Julia Collins dottop verified 09/25/24 10:19 PM EDT BXGRACID-NOMB-TREO]_			
Owner Signature: Julia Collins BXGB-ACID-NQMB-TRFQ	Date			
Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statem	nent and that they have reviewed it bef	ore sig	ning.	
D. C				
Buyer Signature:	Date			
	7			
Buyer Signature:	Date		REC	4 22



Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 1029 Patton Street, Hendersonville, NC 28792 - Unit 3

Owner's Name(s): Brad Collins and Julia Collins

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.
- o 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.



	165	110	1111
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?			
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 N	R	
Foundation		7	
Slab Doors Fireplace/Chimney Doors		7	
Patio Ceilings Interior/Exterior Walls		<u> </u>	
Floors Deck Other:		Z	
Explanations for questions in Section A (identify the specific question for each explanation):			
SECTION B. HVAC/ELECTRICAL			
	Yes	No	NR
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	U		
manufacture)			
Furnace [# of units] Year: Heat Pump [# of units] Year:			
Baseboard [# of bedrooms with units] Year: Other: Year:			
Buyer Initials Owner Initials Owner Initials			
Buyer Initials Owner Initials Owner Initials			2 4.22 7 5/24

				Yes	No	NK
B4. What is the dwelling's coolin	g source? (Cl	heck all that apply; indicat	e the year of each system			
manufacture)						
Central Forced Air:	Year:	Wall/Windows Unit(s):	Year:	_		
Other:	Year:					
B5. What is the dwelling's fuel so	yuraa? (Chaal	z all that apply)				
Electricity Natural Gas	`	Propane Oil	Other:			
Licetricity Ivatural Gas	50lai	пторане пон	Other.	-		
Explanations for questions in Sec	ction B (ident	tify the specific question fo	or each explanation):			
		SECTION C.				
PL	UMBING	WATER SUPPLY/SE	WER/SEPTIC			
				Yes	No	NR
C1. What is the dwelling's water	supply source	e? (Check all that apply)				
✓ City/County Shared well			Other:	1		
			6 1 1 1 1 1 1			
If the dwelling's water supply sou has been tested for: (Check all that		ed by a private well, identi	ty whether the private well	Ĺ		
Quality Pressure	Quantit					
If the dwelling's water source is		•	the date of the last water			
quality/quantity test?			-			
C2. The dwelling's water pipes as	re made of w	hat type of material? (Chec	ck all that apply)			
Copper Galvanized Plastic	Polybutyl	ene Other:				
C3. What is the dwelling's water	heater fuel so	ource? (Check all that anni-	v: indicate the year of each			
system manufacture) Gas:						
				-		
C4. What is the dwelling's sewag	e disposal sy	stem? (Check all that apply	y)			
Septic tank with pump Comm	nunity system	Septic tank	Drip system			
Connected to City/County System	n	City/County system availa	able Other:			
Straight pipe (wastewater does no	ot go into a sep	tic or other sewer system) *N	Note: Use of this type of			
system violates State Law.						
If the dwelling is serviced by a septipermit?			by the septic system			
Date the septic system was last pum	Records Availa	1016				
		with the dwelling's				
C5. Is there a problem, malfuncti		with the dwelling s.	NIA W/	NT.	ND	
	NR ⊃ nı	1.	NA Yes	No	NR	
	_	bing system (pipes, fixtures,				
Sewer system	✓ Wa	ter supply (water quality, qua	antity, or pressure)		\square	
Explanations for questions in Sec	ction C (ident	tify the specific question fo	or each explanation):			
	,	<u> </u>	1 /			
Buyer Initials O	wner Initials	@p 0p			DE:	
· I II II	wner Initials	BC JC 09/25/24 09/25/24				C 4.22 V 5/24

SECTION D. FIXTURES/APPLIANCES

	Yes	No	NR	
D1. Is the dwelling equipped with an elevator system?				
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	NIA.	Yes No	ND	
Attic fan, exhaust				
fan, ceiling fan system pump system	n 🖵			
Elevator system or component Pool/hot tub Gas logs Security system	_	uu	V	
Appliances to be conveyed TV cable wiring Central Conveyed Other	:		\checkmark	
Explanations for questions in Section D (identify the specific question for each explanation):				
SECTION E.				
LAND/ZONING				
	Yes	No	NR	
E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?				
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				
	Yes	No	NR	
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?				
Buyer Initials Buyer Initials Owner Initials Owner Initials Owner Initials Owner Initials			4.22	4

F2. Is there an environmental monitoring or mitigation device or system located on the property?	Yes	No	NR 🗹	
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?				
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?				
F5. Is the property located in a federal or other designated flood hazard zone?				
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?				
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?				
F8. Is there a current flood insurance policy covering the property?				
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?				
F10. Is there a flood or FEMA elevation certificate for the property?				
have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Fainsurance 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.				
SECTION G. MISCELLANEOUS	Yes	No	NR	
	Yes	No	NR	
MISCELLANEOUS G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that	Yes	No D	NR Ø	
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property? G2. Is the property subject to a lease or rental agreement? 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?	Yes	No D	NR Ø	
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property? G2. Is the property subject to a lease or rental agreement? 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? Explanations for question in Section G (identify the specific question for each explanation):	Yes	No ()	NR Ø	
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property? G2. Is the property subject to a lease or rental agreement? 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?	Yes	No () () () () () () () () () () () () ()	NR Ø	

Owner Initials

		Yes	No	NR
H1. Is the property subject to regulation by one or more owners'				
limited to, obligations to pay regular assessments or dues and sp If "yes," please provide the information requested below as to ea				
the property is subject [insert N/A into any blank that does not a				
	e regular assessments ("dues") are			
\$ per .	, ,			
The name, address, telephone number, and website of the preside	ent of the owners' association or the			
association manager are:				
12 1	e regular assessments ("dues") are			
<u></u>				
The name, address, telephone number, and website of the preside association manager are:	ent of the owners' association or the			
c. Are there any changes to dues, fees, or special assessment wh	ich have been duly approved and to			
which the lot is subject? If "yes," state the nature and amount of the dues, fees, or specia	Laggagements to which the property			
is subject:	r assessments to which the property			
H2. Is there any fee charged by the association or by the associat	tion's management company in			
connection with the conveyance or transfer of the lot or property If "yes," state the amount of the fees:	to a new owner?			
H3. Is there any unsatisfied judgment against, pending lawsuit, or	r existing or alleged violation of the			
association's governing documents involving the property?	existing of uneged violation of the	\bigcirc		\bigcirc
If "yes," state the nature of each pending lawsuit, unsatisfied	l judgment, or existing or alleged			
violation:				
H4. Is there any unsatisfied judgment or pending lawsuits agains	t the association?			
If "yes," state the nature of each unsatisfied judgment or pending	g lawsuit:		lue	
Explanations for questions in Section H (identify the specific qu	uestion for each explanation):			
	•			
Owner(s) acknowledge(s) having reviewed this Disclosure Statemen	t before signing and that all information	on is tr	ue and	
correct to the best of their knowledge as of the date signed.	1			
Owner Signature: Brad Collins dottop verified 09/25/24 10:09 PM EDT IPG-10JP-LOJD-SWXY	Date			
3 10 10 10 20 2 3 3 3 3				
Owner Signature: Gulia Collins dottoop verified 09/25/24 10:19 PM EDT FUJH-PHAZ-VLFA-WRPD	Date			
Owner Signature.				
Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statem	ent and that they have reviewed it het	iore sig	ning.	
22, 22, 20, action reage(s) receipt of a copy of this Disclosure Statem		ore org	S•	
Buyer Signature:	Date			
]			
Buyer Signature:	Date		DEC.	3 4 22



Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 1029 Patton Street, Hendersonville, NC 28792 - Unit 4

Owner's Name(s): Brad Collins and Julia Collins

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.
- o 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.



	165	110	1111
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?			
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 N	R	
Foundation		7	
Slab Doors Doors Fireplace/Chimney		7	
Patio		7	
Floors		7	
Explanations for questions in Section A (identify the specific question for each explanation):			
Expanditions for questions in Section 21 (mentify the specific question for each expandition).			
SECTION B.			
HVAC/ELECTRICAL			
	Yes	No	NR
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)		U	
Furnace [# of units] Year: Heat Pump [# of units] Year:			
Baseboard # of bedrooms with units] Year: Other: Year:			
Buyer Initials Owner Initials Owner Initials			
Buyer Initials Owner Initials Owner Initials Owner Initials		REC	4.22

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B4. What is the dwelling's cooling source? (Check all that apply) Gentral Forced Air:		Ye	s N	0 NK
Central Forced Air:	B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system	n		
Other:				
B5. What is the dwelling's fuel source? (Check all that apply) Electricity	Central Forced Air: Year: Wall/Windows Unit(s): Year:			
SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC Yes No NR	Other:Year:			
SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC Yes No NR	B5. What is the dwelling's fuel source? (Check all that apply)			
SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC 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? No Records Available Other:				(\mathbf{M})
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NA Yes No NR Septic system				
Septic system		Ves No	NR	
Sewer system			_	
Explanations for questions in Section C (identify the specific question for each explanation):	Sewer system	ч ч	M	
	Explanations for questions in Section C (identify the specific question for each explanation):			
1				
Buyer Initials Buyer Initials Owner				

Owner Initials

SECTION D. FIXTURES/APPLIANCES

	Yes	No	NR
D1. Is the dwelling equipped with an elevator system? 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	NA .	Yes No	NR
Attic fan, exhaust Garage door fan, ceiling fan Sump Dump Garage door system	_	-	abla
Elevator system or component Pool/hot tub Gas Gas Gas Security System			\checkmark
Appliances to be Conveyed TV cable wiring Central Conveyed Other			abla
Explanations for questions in Section D (identify the specific question for each explanation):		_	
SECTION E.			
LAND/ZONING	Yes	No	NR
E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?			
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			
ENVIRONMENTAL/FLOODING	T 7	NI	ND
	Yes	No	NR
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?			
Buyer Initials Owner Initials Owner Initials		DEC	4.22

	Yes	No	NR
F2. Is there an environmental monitoring or mitigation device or system located on the property?			
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?			
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?			
F5. Is the property located in a federal or other designated flood hazard zone?			
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?			
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?			
F8. Is there a current flood insurance policy covering the property?			
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?			
F10. Is there a flood or FEMA elevation certificate for the property?			
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.			
	Yes	No	NR
SECTION G.	Yes	No 🗀	NR
SECTION G. MISCELLANEOUS G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that	Yes	No D	NR Ø
SECTION G. MISCELLANEOUS G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property?	Yes D	No D	NR Ø
SECTION G. MISCELLANEOUS G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property? G2. Is the property subject to a lease or rental agreement? 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? Explanations for question in Section G (identify the specific question for each explanation):	Yes D	No D	NR Ø
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		Yes	No	NR
H1. Is the property subject to regulation by one or more owners limited to, obligations to pay regular assessments or dues and sp				
If "yes," please provide the information requested below as to e				
the property is subject [insert N/A into any blank that does not a				
	e regular assessments ("dues") are			
\$ per .				
The name, address, telephone number, and website of the presid	ent of the owners' association or the			
association manager are:				
b. (specify name) whos	e regular assessments ("dues") are			
\$per				
The name, address, telephone number, and website of the president association manager are:	ent of the owners' association or the			
c. Are there any changes to dues, fees, or special assessment whe which the lot is subject?	nich have been duly approved and to			
If "yes," state the nature and amount of the dues, fees, or special	al assessments to which the property			
is subject:	ii assessments to which the property			
H2. Is there any fee charged by the association or by the associa				
connection with the conveyance or transfer of the lot or property If "yes," state the amount of the fees:	to a new owner?			
H3. Is there any unsatisfied judgment against, pending lawsuit, o	r existing or alleged violation of the			
association's governing documents involving the property?				
If "yes," state the nature of each pending lawsuit, unsatisfied	d judgment, or existing or alleged			
violation:				
H4. Is there any unsatisfied judgment or pending lawsuits against				
If "yes," state the nature of each unsatisfied judgment or pending	g lawsuit:			$\overline{}$
Explanations for questions in Section H (identify the specific qu	uestion for each explanation):			
Owner(s) acknowledge(s) having reviewed this Disclosure Statemen	t before signing and that all informati	on is tr	ue and	
correct to the best of their knowledge as of the date signed.	_			
Owner Signature: Brad Collins dottoop verified 09/25/24 10:09 PM ED: 5DNV-196E-NLSM-OBPC	Date			
Owner Signature: Julia Collins dottop verified 09/25/24 10:19 PM	Б.			
Owner Signature: Signature	Date			
Description of the District Control of the District Co		P •		
Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Staten	nent and that they have reviewed it bei	ore sig	ning.	
Buyer Signature:	Date			
	- ———— 1			
Buyer Signature:	Date		DEC	4 22