



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: **109 Fulton St, Kings Mountain, NC 28086**

Owner's Name(s): James Glenn Carroll

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 J.G.C
Buyer Initials _____ Owner Initials

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

	Yes	No	NR																																																																											
A1. Is the property currently owner-occupied? Date owner acquired the property: _____ If not owner-occupied, how long has it been since the owner occupied the property? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																											
A2. In what year was the dwelling constructed? _____	<input checked="" type="checkbox"/>																																																																													
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																											
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 _____	<input checked="" type="checkbox"/>																																																																													
A5. In what year was the dwelling's roof covering installed? _____	<input checked="" type="checkbox"/>																																																																													
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																											
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																											
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																											
A9. Is there a problem, malfunction, or defect with the dwelling's: <table style="width: 100%; border-collapse: collapse;"> <tr> <th></th> <th style="text-align: center;">NA</th> <th style="text-align: center;">Yes</th> <th style="text-align: center;">No</th> <th style="text-align: center;">NR</th> <th></th> <th style="text-align: center;">NA</th> <th style="text-align: center;">Yes</th> <th style="text-align: center;">No</th> <th style="text-align: center;">NR</th> <th></th> <th style="text-align: center;">NA</th> <th style="text-align: center;">Yes</th> <th style="text-align: center;">No</th> <th style="text-align: center;">NR</th> </tr> <tr> <td>Foundation</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Windows</td> <td style="text-align: center;"><input 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style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Fireplace/Chimney</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Patio</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Ceilings</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Interior/Exterior Walls</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Floors</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Deck</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Other: _____</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>		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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ceilings	<input 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Explanations for questions in Section A (identify the specific question for each explanation):

SECTION B.
HVAC/ELECTRICAL

B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: _____ ____ Baseboard [____ # of bedrooms with units] Year: _____ ____ Other: _____ Year: _____	<input checked="" type="checkbox"/>		

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

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Yes No NR

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

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

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

Electricity Natural Gas Solar Propane Oil Other: _____

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

SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

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

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

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

Quality Pressure Quantity

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

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

Copper Galvanized Plastic Polybutylene Other: _____

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) Gas: _____ Electric: _____ Solar: _____ Other: _____

C4. What is the dwelling's sewage disposal system? (Check all that apply)

Septic tank with pump community system Septic tank Drip system
 Connected to City/County System City/County system available Other: _____
 Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? _____ No Records Available

Date the septic system was last pumped: _____

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

Septic system	NA	Yes	No	NR	NA	Yes	No	NR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<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"/>				

Plumbing system (pipes, fixtures, water heater, etc.)
Water supply (water quality, quantity, or pressure)

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

Buyer Initials _____ Owner Initials J.C. _____
Buyer Initials _____ Owner Initials _____

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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 fan, ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Irrigation system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage Door system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevator system or component	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool/hot tub /spa	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas logs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 _____ Owner Initials J.G.C.

Buyer Initials _____ Owner Initials _____

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

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

Buyer Initials _____ Owner Initials J.G.C
 Buyer Initials _____ Owner Initials _____

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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.

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?

Yes No NR

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: James Glenn Carroll James Glenn Carroll Date _____

Owner Signature: _____ Date _____

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 _____

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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
Buyer Initials	1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Buyer Initials	2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials	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"/>	
Buyer Initials	4. Oil and gas rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Buyer Initials	5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials	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: 109 Fulton St., Kings Mountain, NC 28086

Owner's Name(s): James Glenn Carroll

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: James Glenn Carroll James Glenn Carroll

Date 7/23/25

Owner Signature:

Date

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

LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD ADDENDUM

Property: 109 Fulton St, Kings Mountain, NC 28086

Seller: James Glenn Carroll

Buyer: _____

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Seller and Buyer for the Property.

During the Due Diligence Period, Buyer shall have the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards* at Buyer's expense. Buyer may waive the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at any time without cause.

*Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase.

Seller's Disclosure (initial)

J.B.C. (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

JOC. (b) Records and reports available to the Seller (check one)
 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgement (initial)

____ (c) Buyer acknowledges receipt of Seller's statement set forth in (a) above, and copies of the records/reports listed in (b) above, if any.

____ (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

____ (e) Buyer (check one below):
 Accepts the opportunity during the Due Diligence Period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 Waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Page 1 of 2



This form jointly approved by:
North Carolina Bar Association's Real Property Section
NC REALTORS®

Buyer Initials _____ Seller Initials J.B.C. _____



STANDARD FORM 2A9-T

Revised 7/2021

© 7/2025

Agent's Acknowledgment (initial)

(initial) (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

NC REALTORS® AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Buyer: (Name) _____ (Signature) _____ (Date) _____

Buyer: (Name) _____ (Signature) _____ (Date) _____

Entity Buyer: (Name of LLC, Corp., Trust, etc.) _____

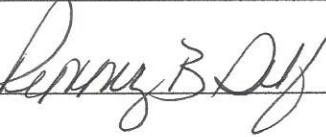
By: (Name & Title) _____ (Signature) _____ (Date) _____

Seller: (Name) James Glenn Carroll (Signature)  (Date) 7/23/25

Seller: (Name) _____ (Signature) _____ (Date) _____

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

Listing Agent: (Signature)  Penny Self (Date) 7/23/25

Selling Agent: (Signature) _____ (Date) _____

109 Fulton St, Kings Mountain, NC 28086-2320, Cleveland County

APN: 13360 CLIP: 2722312688

	Beds N/A	MLS Full Baths 1	Half Baths N/A	Sale Price \$182,000	Sale Date 01/24/2022
	MLS Sq Ft 1,766	Lot Sq Ft 41,382	MLS Yr Built 1920	Type SFR	
OWNER INFORMATION					
Owner	Carroll James Glenn	Tax Billing Zip	28086		
Tax Billing Address	Po Box 157	Tax Billing Zip+4	0157		
Tax Billing City & State	Kings Mountain, NC	Owner Occupied	No		
LOCATION INFORMATION					
School District	Cleveland County Schools	Carrier Route	C002		
Subdivision	North Piedmont St #04	Zoning	R8		
Township	Kings Mountain	Zoning Description	Residential-R8		
Census Tract	9504.00	Within 250 Feet of Multiple Flood Zone	No		
TAX INFORMATION					
Parcel ID	13360	Tax Area	4		
% Improved	90%	Tax Appraisal Area	4		
Legal Description	.953 AC OFF FULTON STREET				
ASSESSMENT & TAX					
Assessment Year	2025	2024	2023		
Assessed Value - Total	\$186,057	\$142,788	\$142,788		
Assessed Value - Land	\$17,955	\$8,977	\$8,977		
Assessed Value - Improved	\$168,102	\$133,811	\$133,811		
YOY Assessed Change (\$)	\$43,269	\$0			
YOY Assessed Change (%)	30.3%	0%			
Market Value - Total	\$186,057	\$142,788	\$142,788		
Market Value - Land	\$17,955	\$8,977	\$8,977		
Market Value - Improved	\$168,102	\$133,811	\$133,811		
Tax Year	Total Tax	Change (\$)	Change (%)		
2022	\$763				
2023	\$1,684	\$920	120.56%		
2024	\$1,684	\$0	0%		
CHARACTERISTICS					
Land Use - Universal	SFR	Total Building Sq Ft	Tax: 1,756 MLS: 1,766		
Land Use - County	Residential	Total Baths	MLS: 1		
Lot Acres	0.95	Full Baths	MLS: 1		
Lot Sq Ft	41,382	Heat Type	Package		
Year Built	1920	Exterior	Wood Siding		
Effective Year Built	1995	Parking Type	Type Unknown		
# of Buildings	1	Garage Sq Ft	240		
Building Type	Single Family	Porch	Covered Porch		
Stories	1	Porch Sq Ft	200		
Building Sq Ft	Tax: 1,756 MLS: 1,766				
FEATURES					
Feature Type	Unit	Size/Qty			
Covered Porch	S	200			
Masonry Stoop	S	32			
Wood Siding	S	198			
Perimeter Footing	S	1,756			
Packaged Heat/Cool	S	1,756			
Res Plumb-Extra Fixt	U	5			
Garage	S	240			

SELL SCORE			
Rating	Very High	Value As Of	2025-07-06 04:42:30
Sell Score			
	846		
ESTIMATED VALUE			
RealAVM™	\$196,500	Confidence Score	78
RealAVM™ Range	\$175,700 - \$217,300	Forecast Standard Deviation	11
Value As Of	06/23/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	1718	Cap Rate	6.4%
Estimated Value High	2454	Forecast Standard Deviation (FSD)	0.43
Estimated Value Low	982		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing #	3378016	MLS Sale Date	05/02/2018
MLS Status	Closed	MLS Sale Price	\$1,190
MLS Area	KINGS MOUNTAIN	Listing Agent Name	70621-Jennifer Stoops
MLS Status Change Date	05/02/2018	Listing Broker Name	PARK AVENUE PROPERTIES, LLC
MLS Listing Date	04/10/2018	Selling Agent Name	59124-Amy Thomas
MLS Current List Price	\$1,190	Selling Broker Name	ALLEN TATE BALLANTYNE
MLS Orig. List Price	\$1,295		

MLS Listing #	3336158
MLS Status	Closed
MLS Listing Date	11/05/2017
MLS Listing Price	\$99,000
MLS Orig Listing Price	\$99,000
MLS Close Date	02/26/2018
MLS Close Price	\$66,000
MLS Expiration Date	05/04/2018

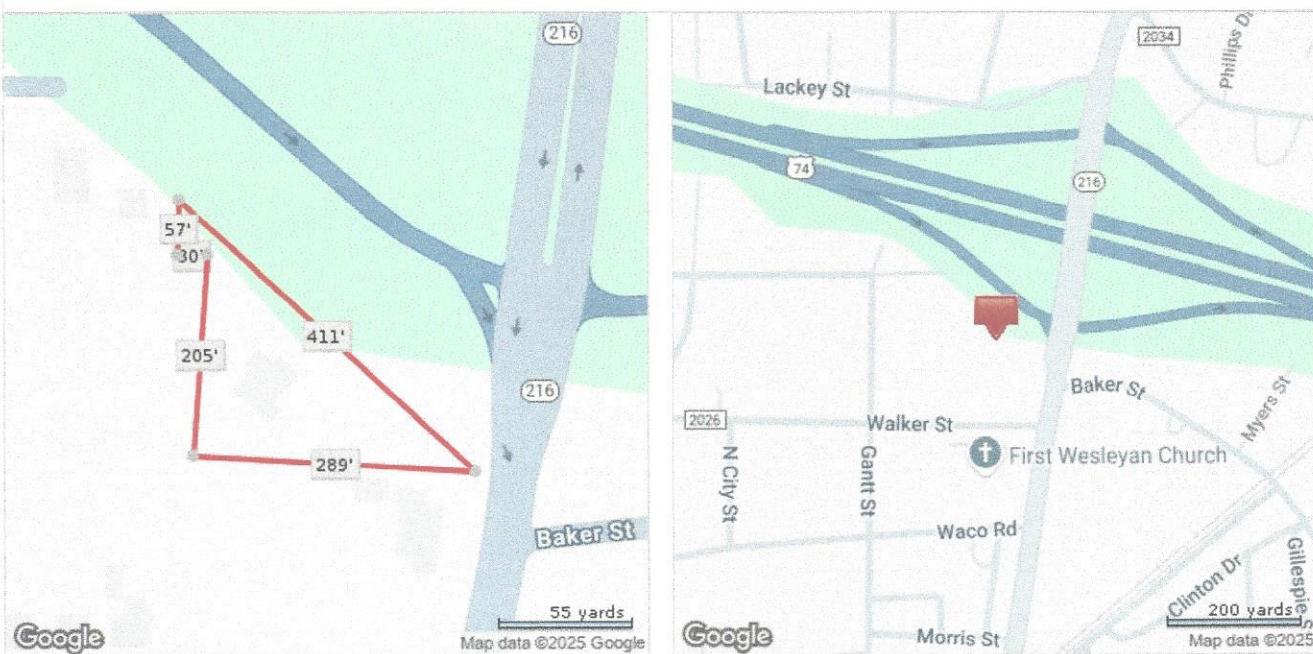
LAST MARKET SALE & SALES HISTORY					
Sale Date	Tax: 01/24/2022 MLS: 05/02/2018		Owner	Carroll James Glenn	
Recording Date	01/24/2022		Seller	Amadeo Angel & Katherine	
Sale Price	\$182,000		Deed/Page	1863-1262	
Price Per Square Feet	\$103.64		Deed Type	Warranty Deed	
Sale Date	03/24/2023	01/24/2022	02/26/2018	12/19/2014	01/21/2015
Recording Date	03/24/2023	01/24/2022	02/26/2018	04/15/2015	02/12/2015
Sale Price		\$182,000	\$66,000		
Nominal	Y		Y	Y	
Buyer Name	Carroll James G	Burnette Nikki	Amadeo Angel & Katherine	Furr Patricia L	Dubois Charles L
Seller Name	Burnette Nikki	Amadeo Angel & Katherine	Furr Betty L & Franklin	Dubois Charles L	Dubois S G Family Trust
Deed/Page	1895-95	1863-1262	1761-1748	1695-1463	1692-365
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Special Warranty Deed	Special Warranty Deed

Sale Date	
Recording Date	
Sale Price	
Nominal	
Buyer Name	Furr Betty D
Seller Name	Owner Record
Deed/Page	1372-690

MORTGAGE HISTORY

Mortgage Date	02/26/2018
Mortgage Amount	\$52,800
Mortgage Lender	Usaa Feb
Mortgage Type	Resale

PROPERTY MAP



*Lot Dimensions are Estimated

DATE 6/05/25
TIME 16:41:07
USER SHERRYL

CLEVELAND COUNTY
PROPERTY CARD
FOR YEAR 2025

PAGE 1
PROG# AS2006

CARROLL JAMES GLENN

PARCEL ID.. 13360 PIN... KM20 3 9
LOCATION... 109 FULTON ST KINGS MOUNTAIN
DEED YEAR/BOOK/PAGE.. 2023 1895 0095 ASSESSMENT RECY 1.00 .00 .00
PLAT BOOK/PAGE.. OWNER ID.. 1318904
LEGAL DESC:.953 AC OFF FULTON STREET DISTRICT.. 4 CITY OF KINGS MTN

PO BOX 157

TOWNSHIP... 4 KINGS MOUNTAIN NBRHOOD... 46KM NORTH PIEDMONT ST #04
KINGS MOUNTAIN NC 28086- DESCRIPTION RESIDENTIAL

MAINTAINED.. 3/01/2024 BY SHERRYL VALUED.. 1/31/2025 BY TBAME
VISITED..... 10/19/2022 BY DB TYPE OF REVIEW
PARCEL STATUS... ACTIVE

ROUTING#..
CATEGORY.. GROUP 100

----- SALES HISTORY -----
DEED BK/PAGE SALE DATE SALES INSTRUMENT DISQUALIFIED SALE AMOUNT STAMP AMOUNT DEED NAME
1895 0095 3/24/2023 DEED STAMPS LESS THA CARROLL JAMES GLENN
1863 1262 1/24/2022 DEED QUALIFIED 182,000 364.00 BURNETTE NIKKI
1761 1748 2/26/2018 DEED QUALIFIED 66,000 132.00 AMADEO ANGEL & W/KATHERINE AMA
1695 1463 4/15/2015 DEED UNDIVIDED/FRACT FURR BETTY D & PATRICIA FURR
1692 0365 2/12/2015 DEED UNDIVIDED/FRACT FURR BETTY D & PATRICIA FURR &
10E 674 9/30/2010 WILL UNDIVIDED/FRACT FURR BETTY D & REBECCA S GRIGG
DEATH STATE: NC COUNTY: CLEVE DATE OF DEATH: 9/30/2010 DEATH CERTIFICATE#:
1372 0690 5/15/2003 DEED MINERAL OR TIMB FURR BETTY D & REBECCA S GRIGG
1138 0399 11/29/1993 DEED MINERAL OR TIMB POPLIN VIVIAN H
16E 447 1/01/1977 SALE QUALIFIED

----- LAND SEGMENTS -----
LND # ZONE STRAT CODE LAND TYPE/CODE LAND QTY LAND RATE DPT% SHP% LOC% SIZ% OTH% TOP% TOT ADJ CURRENT FMV
1 02 AC BASE .950 30,000.00 .00 .00 60.00 .00 105.00 .00 63.00 17,955
TOTAL ACRES.. .950 TOTAL LAND FMV.. 17,955

----- IMPROVEMENT # 1 MAJOR IMPR-M -----
MAIN FIN AREA.. 1,756.00 ACT/EFF YR/AGE.. 1920 1995 30 VISITED.. 10/19/2022 BY DB
STRAT..... 02 DESCRIP.... TRADITIONAL MAINTAINED.. 1/26/2025 BY TRACIH
MAIN PERIM..... 198.00 MAIN GROUND SF.... 1,756.00
LOCATION #.... 4079 109 FULTON ST #BED: 2 #BTH: 1.0 #HBTH:
COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% SIZ% HGT% PER% CDS% COST %CMPL

AC 06	COVERED PORCH	100	200.00	25.75		107.00				5,510
AC 20	MASONRY STOOP	100	32.00	13.50		134.00				578
MA 37W	SINGLE FAMILY DWELLING	100	1756.00	135.00	1.00	97.00		100		229,948
EW 06	WOOD SIDING	100	198.00	.00						0
- FD 04	PERIMETER FOOTING	100	1756.00	.00						0
- FP 04	ONE STORY SINGLE	100	1.00	5000.00						5,000
- HC 07	PACKAGED HEAT/COOL	100	1756.00	3.00						5,268
- PL RB	RES BASE PLUMBING FI100		5.00	.00						0

RCN... PCT COMPLETE 100 X 246,304

DATE 6/05/25
TIME 16:41:07
USER SHERRYL

CLEVELAND COUNTY
PROPERTY CARD
FOR YEAR 2025

PAGE 2
PROG# AS2006

CARROLL JAMES GLENN

PARCEL ID.. 13360

PIN... KM20 3 9

----- IMPROVEMENT # 1 MAJOR IMPR-M -----

COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
QUAL..	QG	C3	C+-				100.00	x			246,304	
DEPR..	D2		30 YEARS OLD				35.00	-		86,206	86,206	T
--FMV...	MA	46KM	46KM MARKET ADJ				105.00	x			168,102	

DATE 6/05/25
TIME 16:41:07
USER SHERRYL

CLEVELAND COUNTY
PROPERTY CARD
FOR YEAR 2025

PAGE 3
PROG# AS2006

CARROLL JAMES GLENN

PARCEL ID.. 13360

PIN... KM20 3 9

----- IMPROVEMENT # 1 MAJOR IMPR-M -----

++-8--+
+----40----+
: 6
1 :
2 +
: 1
+--8--+ 0
: :
1 +1
1 :
: 9
+2 :
: +-8---+
: :
: :
1 :
8 2
: 1
: :
+---22----A+ :
1 6 :
0 C +-8--+
: ---14---1
+---20----+

----- AC 06 COVERED PORCH -----

M	U	6.00	D	L	20.00	D	D	10.00	D	R	20.00	D	U	10.00
---	---	------	---	---	-------	---	---	-------	---	---	-------	---	---	-------

----- AC 20 MASONRY STOOP -----

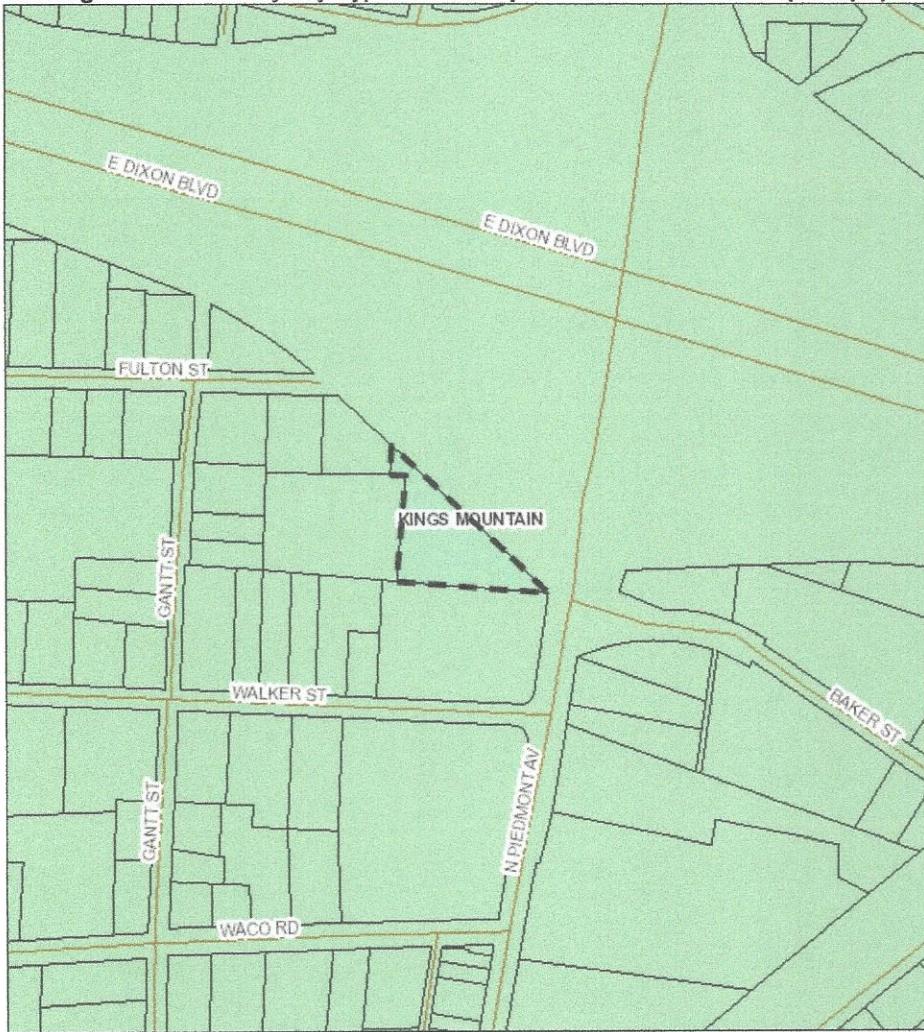
M	U	6.00	M	L	22.00	M	U	18.00	M	R	2.00	M	U	11.00	M	L	8.00
M	U	12.00	M	R	24.00	D	U	4.00	D	R	8.00	D	D	4.00	D	L	8.00

----- MA 37W SINGLE FAMILY DWELLING FLOOR: 1.00 -----

D	U	6.00	D	L	22.00	D	U	18.00	D	R	2.00	D	U	11.00	D	L	8.00
D	U	12.00	D	R	40.00	D	D	6.00	D	R	1.00	D	D	10.00	D	R	1.00
D	D	9.00	D	R	8.00	D	D	21.00	D	L	8.00	D	D	1.00	D	L	14.00

TOTAL PARCEL VALUES----			LAND /	OVR	IMPROVEMENTS /	OVR	TOTAL LAND/IMPROVE	2024 VALUE
FMV.....		17,955			168,102		186,057	142,788
APV.....		17,955			168,102		186,057	142,788

Warning: Undefined array key "type" in C:\inetpub\wwwroot\Common\print.php on line 101



Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.

Approx. Scale 1:3390

0 282 ft 564 ft

Layer: Parcels

Owner1: CARROLL JAMES GLENN
PIN: 3505049090
13360
ParcelNo: CARROLL JAMES GLENN
OwnerName1: PO BOX 157
OwnerAddr1: KINGS MOUNTAIN NC 28086
OwnerCity: KINGS MOUNTAIN
OwnerState: NC
OwnerZip: 28086
ParcelAddr: 109 FULTON ST
DeedBook: 1895
DeedPage: 0095
MapNo: KM20
Block: 3
Lot: 9
LandArea: 0.95
LandValue: 17955
BldgValue: 166102
AdjValue: 186057
TaxYear: 2025
TaxCode2: R
ParAddr: 109
ParRdName: FULTON
ParRdType: ST
DeedBook_Page: 1895-95
Deeded_Acres: 0.95
Neighborhood_Code: 46KM
PID: 13360
GIS_Calculated_Acres: 0.81922325
SUM_GIS_Calculated_Acres: 0.81922325

Layer: Jurisdictional Limits

Name: KINGS MOUNTAIN

Layer: Kings Mountain Zoning

Zoning District: SU

Layer: 2020 Census Tracts

Census Tract: 950400

NMTC Eligibility: Severe Distress

Layer: NC House and Senate Districts

Senate: 44th

Layer: Cleveland County School Districts

Elementary: NORTH ELEMENTARY

Middle: KINGS MTN MIDDLE SCHOOL

High: KINGS MTN HIGH SCHOOL

Layer: Flood Zones

GRID: 3505

PANEL : 3710350500J

Layer: Voting Precincts

Precinct: Kings Mountain North

Voting Site: PATRICK SENIOR CENTER

Layer: Fire Districts

DISTRICT: City of Kings Mountain

Layer: Watersheds

ZONE: NONE

PATIO (2)
[AREA: 65]

FLOOR 1
[AREA: 1883]





ESTIMATED AREAS

GLA FLOOR 1: 1883 sq. ft EXCLUDED AREAS 284 sq. ft
 Total GLA 1883 sq. ft, total area 2167 sq. ft

Sizes and measurements deemed to be reliable, but are not guaranteed.