



NORTH CAROLINA REAL ESTATE COMMISSION

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

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 1196 Smith Creek Way, Wake Forest, NC 27587

Owner's Name(s): Joshua Miller

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



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

Yes No NR

A1. Is the property currently owner-occupied? ☐ Yes ☒ No ☐ NR
Date owner acquired the property: 05/2024
If not owner-occupied, how long has it been since the owner occupied the property? _____

A2. In what year was the dwelling constructed? 2007 ☐ NR

A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)? ☐ Yes ☒ No ☐ NR

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: _____ ☐ NR

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

A6. Is there a leakage or other problem with the dwelling's roof or related existing damage? ☐ Yes ☒ No ☐ NR

A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab? ☐ Yes ☒ No ☐ NR

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? ☐ Yes ☒ No ☐ NR

A9. Is there a problem, malfunction, or defect with the dwelling's:														
	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Foundation	☐	☐	☒	☐	Windows	☐	☐	☒	☐	Attached Garage	☐	☐	☒	☐
Slab	☒	☐	☐	☐	Doors	☐	☐	☒	☐	Fireplace/Chimney	☐	☐	☒	☐
Patio	☒	☐	☐	☐	Ceilings	☐	☐	☒	☐	Interior/Exterior Walls	☐	☐	☒	☐
Floors	☐	☐	☒	☐	Deck	☐	☐	☒	☐	Other: _____	☐	☐	☐	☐

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.)? ☐ Yes ☒ No ☐ NR

B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning? ☐ Yes ☒ No ☐ NR

B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture) ☒ NR

☐ Furnace [_____ # of units] Year: _____ ☐ Heat Pump [_____ # of units] Year: _____
☐ Baseboard [_____ # of bedrooms with units] Year: _____ ☐ Other: _____ Year: _____

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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? 3 _____ ☐ No Records Available

Date the septic system was last pumped: 03/07/2025

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

	NA	Yes	No	NR		NA	Yes	No	NR
Septic system	☐	☐	☒	☐	Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☒	☐
Sewer system	☒	☐	☐	☐	Water supply (water quality, quantity, or pressure)	☐	☐	☒	☐

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

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Buyer Initials

Owner 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	☐	☐	☒	☐	Irrigation system	☒	☐	☐	☐	Sump pump	☒	☐	☐	☐	Garage door system	☐	☐	☒	☐
Elevator system or component	☒	☐	☐	☐	Pool/hot tub /spa	☐	☐	☒	☐	Gas logs	☐	☐	☒	☐	Security system	☒	☐	☐	☐
Appliances to be conveyed	☐	☐	☒	☐	TV cable wiring or satellite dish	☐	☐	☒	☐	Central vacuum	☒	☐	☐	☐	Other:	☐	☐	☐	☐

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?

☐ ☒ ☐

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Buyer Initials

Owner 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?	☐	☒	☐
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?	☐	☒	☐

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?	☐	☒	☐
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):

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.

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) The Preserve at Smith Creek whose regular assessments ("dues") are \$ 700.00 per year.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: George Pittman; <https://www.wakehoa.com/>

b. (specify name) The Preserve at Smith Creek whose regular assessments ("dues") are \$ 700 per year _____.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: info@wakehoa.com

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: No

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: \$300

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):

H2: Fees are for all documents associated with the HOA

H3: Please see attached document regarding the the Johnson's lawsuit against the Preserve Homeowner's Association. Previous Mgmt co. could not find the sum of \$38,000. HOA fired the mgmt co. and an audit found the missing 38,000, however, a private homeowner had filed a lawsuit against the HOA because of the missing funds.

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: Joshua Miller 03/08/25 4:45 PM PST V7QA-ALYS-UGLJ-VB9J 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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Update on the Johnson's lawsuit against the Preserve Homeowner's Association

Link to complaint document: <https://portal-nc.tylertech.cloud/app/RegisterOfActions/#/CAD4E8CA0CB8EA4E994743B2AD26C559654530871AAE3979553975EC96A85BA46C4EE9B15C58509278927DC1FA9DC230D1C3B881DE96A773A8261C68A408D22FA8511128D7BFCD7C157C413146BE8678/anon/portalembd>

Since the link is very long, we are also emailing it under separate cover. If you are interested, check your email.

The lawsuit that was initiated by the Johnson's was done so specifically to determine what happened to the roughly \$38,000 that the HOA Board had addressed with the financial audit performed from June to July. The results of which was shared with the community. In addition to a request for documents, the Johnson's are asking the court to rule on the HOA paying for their attorney's fees. This has not been resolved as there has yet to be a hearing on the subject.

The following is a list of key events related to the lawsuit from this year (2024).

- Prior to the suit being filed, The Johnson's attorney contacted the HOA's council requesting all financial documents from the HOA going back to 2017. From that point forward, all direct communication between the Board and the Johnson's ceased. Any information since has passed through the HOA's attorney.
 - With the exception of records from BB&T (bank statements prior to transition to Wake HOA Management), other receipts, etc. have been presumed to have been thrown away by previous board members. BB&T was the bank used by the Preserve Homeowner's association prior to contracting with Wake HOA management.
- In June, the Johnson's filed a complaint against Wake HOA with the NC real estate commission. The Board was named as a witness. Herb spoke with an investigator. The complaint was about the ~\$38,000 misplaced funds were and a claim that another roughly \$50,000 was misappropriated.
- The board was informed of the suit by the Johnson's on July 17th, 2024.
- North State Bank, who was the HOA's bank during our time with Wake HOA management, was subpoenaed on August 22nd to produce statements for all accounts from January 1, 2019 to present. That information was provided to the Johnson's.
- The initial hearing date for the Johnson's suit was scheduled for September 9th, but the Johnson's requested to withdrawal their motion for records inspection and asked to court to remove the hearing from their calendar on September 9th.
- On September 12th, the Johnson's attorney reached out to the Preserve HOA's council offering to stay any deadlines for records review provided that the HOA pay for the Johnson's attorney's fees up to that point. The Board declined this offer.
- On September 27, the Johnson's filed for an expedited hearing
- October 16, all documents requested, with the exception of those from before the Preserve's transition to Wake HOA Management were picked up and signed off on by Jeff Johnson at Towne's office in Raleigh.

- We will not be doing any "Preserve Sponsored" events next year (Ice Cream Social, Pool Opening, Holiday Parties, sponsoring awards for the community functions, etc.)
- The Board is reviewing the re-scheduling of Non-Essential Community projects. As an example, we will be delaying the installment of Pool related services. While this area is to address preemptive activities such as re-plumbing of the pump and chemical area, auto filler for the pool water, repainting of the rest rooms to adding baby changing stations to address the needs of our new families, etc.
- Should something catastrophic take place that we are not able to fund, we will have to address the issue by the possibility of closing the affected area. We are hopeful that insurance will cover any issue, if not the Board may have to pass (for the first time in the Preserve history) a special assessment.
- We are looking at the option of reverting to self-management, or reducing the services we currently receive from Towne in order to reduce costs.

If you are selling your home, you are required to advise the buyer that a lawsuit is taking place. The Board has communicated, via email, this point to homeowners. We are sending out a mailer with this information to help ensure all homeowners are properly informed.

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