



## Residential Property And Owners' Association Disclosure Statement

*Protecting the Public Interest in Real Estate Brokerage Transactions*

Property Address/Description: 106 BARCELONA COURT, CARY, NC 27513  
 Owner's Name(s): RASHMI CATON, VEENA MISRA, SAURABH MISRA

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 VM  
 Buyer Initials \_\_\_\_\_ Owner Initials QO

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

|                                                                                                                                                                                                                                                                                                                                                                                | Yes                   | No                               | NR                               |                                  |          |                       |                       |                       |                                  |                         |                                  |                       |                       |                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------|----------------------------------|----------------------------------|----------|-----------------------|-----------------------|-----------------------|----------------------------------|-------------------------|----------------------------------|-----------------------|-----------------------|----------------------------------|
| A1. Is the property currently owner-occupied?                                                                                                                                                                                                                                                                                                                                  | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            |                                  |          |                       |                       |                       |                                  |                         |                                  |                       |                       |                                  |
| Date owner acquired the property: <u>SEPT 18, 2025</u>                                                                                                                                                                                                                                                                                                                         |                       |                                  |                                  |                                  |          |                       |                       |                       |                                  |                         |                                  |                       |                       |                                  |
| If not owner-occupied, how long has it been since the owner occupied the property? <u>SEPT 18, 2025</u>                                                                                                                                                                                                                                                                        |                       |                                  |                                  |                                  |          |                       |                       |                       |                                  |                         |                                  |                       |                       |                                  |
| A2. In what year was the dwelling constructed? <u>1992</u>                                                                                                                                                                                                                                                                                                                     |                       |                                  | <input checked="" type="radio"/> |                                  |          |                       |                       |                       |                                  |                         |                                  |                       |                       |                                  |
| A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?                                                                                                                                                                                                                                                                     | <input type="radio"/> | <input type="radio"/>            | <input type="radio"/>            |                                  |          |                       |                       |                       |                                  |                         |                                  |                       |                       |                                  |
| A4. The dwelling's exterior walls are made of what type of material? (Check all that apply)                                                                                                                                                                                                                                                                                    |                       |                                  | <input checked="" type="radio"/> |                                  |          |                       |                       |                       |                                  |                         |                                  |                       |                       |                                  |
| <input type="radio"/> Brick Veneer <input type="radio"/> Vinyl <input type="radio"/> Stone <input type="radio"/> Fiber Cement <input type="radio"/> Synthetic Stucco <input type="radio"/> Composition/Hardboard<br><input type="radio"/> Concrete <input type="radio"/> Aluminum <input type="radio"/> Wood <input type="radio"/> Asbestos <input type="radio"/> Other: _____ |                       |                                  |                                  |                                  |          |                       |                       |                       |                                  |                         |                                  |                       |                       |                                  |
| A5. In what year was the dwelling's roof covering installed? _____                                                                                                                                                                                                                                                                                                             |                       |                                  | <input type="radio"/>            |                                  |          |                       |                       |                       |                                  |                         |                                  |                       |                       |                                  |
| A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?                                                                                                                                                                                                                                                                                   | <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> |                                  |          |                       |                       |                       |                                  |                         |                                  |                       |                       |                                  |
| A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?                                                                                                                                                                                                                                                             | <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> |                                  |          |                       |                       |                       |                                  |                         |                                  |                       |                       |                                  |
| 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="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> |                                  |          |                       |                       |                       |                                  |                         |                                  |                       |                       |                                  |
| A9. Is there a problem, malfunction, or defect with the dwelling's:                                                                                                                                                                                                                                                                                                            |                       |                                  |                                  |                                  |          |                       |                       |                       |                                  |                         |                                  |                       |                       |                                  |
|                                                                                                                                                                                                                                                                                                                                                                                | NA                    | Yes                              | No                               | NR                               |          | NA                    | Yes                   | No                    | NR                               |                         | NA                               | Yes                   | No                    | NR                               |
| Foundation                                                                                                                                                                                                                                                                                                                                                                     | <input type="radio"/> | <input type="radio"/>            | <input type="radio"/>            | <input checked="" type="radio"/> | Windows  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Attached Garage         | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>            |
| Slab                                                                                                                                                                                                                                                                                                                                                                           | <input type="radio"/> | <input type="radio"/>            | <input type="radio"/>            | <input checked="" type="radio"/> | Doors    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Fireplace/Chimney       | <input type="radio"/>            | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Patio                                                                                                                                                                                                                                                                                                                                                                          | <input type="radio"/> | <input type="radio"/>            | <input type="radio"/>            | <input checked="" type="radio"/> | Ceilings | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Interior/Exterior Walls | <input type="radio"/>            | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Floors                                                                                                                                                                                                                                                                                                                                                                         | <input type="radio"/> | <input type="radio"/>            | <input type="radio"/>            | <input checked="" type="radio"/> | Deck     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Other: _____            | <input type="radio"/>            | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |

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

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## 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.)? | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?                                                  | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)                                         |                       |                       | <input checked="" type="radio"/> |
| <input type="radio"/> Furnace [____ # of units] Year: _____                                                                                          |                       |                       |                                  |
| <input type="radio"/> Heat Pump [____ # of units] Year: _____                                                                                        |                       |                       |                                  |
| <input type="radio"/> Baseboard [____ # of bedrooms with units] Year: _____                                                                          |                       |                       |                                  |
| <input type="radio"/> Other: _____ Year: _____                                                                                                       |                       |                       |                                  |

Buyer Initials \_\_\_\_\_ Owner Initials lm  
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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):*

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### 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:

NA Yes No NR

NA Yes No NR

|               |                          |                          |                          |                                     |                                                       |                          |                          |                          |                                     |
|---------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Septic system | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Plumbing system (pipes, fixtures, water heater, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sewer system  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water supply (water quality, quantity, or pressure)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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Buyer Initials \_\_\_\_\_ Owner Initials 6/1

## 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                               |
|-------------------------------------|-----------------------|-----------------------|-----------------------|----------------------------------|-----------------------------------|-----------------------|-----------------------|-----------------------|----------------------------------|----------------|-----------------------|-----------------------|-----------------------|----------------------------------|
| Attic fan, exhaust fan, ceiling fan | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Irrigation system                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Sump pump      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Elevator system or component        | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Pool/hot tub /spa                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Gas logs       | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Appliances to be conveyed           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | TV cable wiring or satellite dish | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Central vacuum | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
|                                     |                       |                       |                       |                                  |                                   |                       |                       |                       |                                  |                |                       |                       |                       |                                  |
|                                     |                       |                       |                       |                                  |                                   |                       |                       |                       |                                  |                |                       |                       |                       |                                  |
|                                     |                       |                       |                       |                                  |                                   |                       |                       |                       |                                  |                |                       |                       |                       |                                  |

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

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## 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):**

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## 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 Wm  
 Buyer Initials \_\_\_\_\_ Owner Initials W

|                                                                                                                                                                                                                                                      | Yes                   | No                    | NR                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|----------------------------------|
| F2. Is there an environmental monitoring or mitigation device or system located on the property?                                                                                                                                                     | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| 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="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?                                                                                                                               | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| F5. Is the property located in a federal or other designated flood hazard zone?                                                                                                                                                                      | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| 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="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| 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="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| F8. Is there a current flood insurance policy covering the property?                                                                                                                                                                                 | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| 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="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| F10. Is there a flood or FEMA elevation certificate for the property?                                                                                                                                                                                | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |

**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):**

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

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

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Buyer Initials \_\_\_\_\_ Owner Initials 1/mv  
 Buyer Initials \_\_\_\_\_ Owner Initials 60

**SECTION H.**  
**OWNERS' ASSOCIATION DISCLOSURE**

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

Yes    No    NR

H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments?

☐    ☐    ☒

If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:

a. (specify name) \_\_\_\_\_ whose regular assessments ("dues") are \$ \_\_\_\_\_ per \_\_\_\_\_.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: \_\_\_\_\_

b. (specify name) \_\_\_\_\_ whose regular assessments ("dues") are \$ \_\_\_\_\_ per \_\_\_\_\_.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: \_\_\_\_\_

c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject?

If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: \_\_\_\_\_

H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner?

☐    ☐    ☒

If "yes," state the amount of the fees: \_\_\_\_\_

H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?

☐    ☐    ☒

If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: \_\_\_\_\_

H4. Is there any unsatisfied judgment or pending lawsuits against the association?

☐    ☐    ☒

If "yes," state the nature of each unsatisfied judgment or pending lawsuit: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Owner(s) acknowledge(s) having reviewed this Disclosure Statement before signing and that all information is true and correct to the best of their knowledge as of the date signed.**

Owner Signature: \_\_\_\_\_ Date 9/13/26

Owner Signature: \_\_\_\_\_ Date 9/13/26

**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 \_\_\_\_\_

# Supplemental Disclosure of Known Property Conditions

## 106 Barcelona Court, Cary, North Carolina 27513

Attachment to and part of the owners' NC Residential Property and Owners' Association Disclosure Statement (REC 4.22).

### HOW THE OWNERS LEARNED OF THESE CONDITIONS

The owners inherited this property in January 2025 and have never lived in it.

In June 2026, a licensed North Carolina home inspector examined the property for a prior prospective buyer. That report belongs to that buyer and the owners cannot distribute it, but they were made aware of its findings. Those findings are restated below so every buyer receives the same information. None have been repaired.

Before that inspection, the owners had Mold Warrior Raleigh, LLC remediate suspected mold in the basement (removal of affected wall sections and insulation, HEPA vacuuming, stain treatment, antimicrobial application). The work carries a two-year guarantee; documentation is available on request.

**Not a warranty or guarantee.** This is not an inspection, an engineering opinion, a warranty, or a guarantee, and the list may not be complete. The owners make no representation as to the cause, severity, extent, or cost to correct any condition. Buyers should obtain their own inspections and evaluations.

### CONDITIONS DISCLOSED

#### Foundation, crawlspace, and basement

- Water penetration is actively occurring into the crawlspace and along the left-side basement interior foundation wall. The plastic on the foundation wall is wet. The framing in contact with the floor and wall is wet and heavily deteriorated. The inspector stated that the extent of the damage and needed repairs requires oversight and coordination of multiple subcontractors by a licensed general contractor, that additional invasive inspections will be needed to continue removing drywall to fully assess the condition of the foundation wall and framing, and that repairs will be needed to the structure, wiring, plumbing, and ventilation. He stated that repairs are needed at the exterior to ensure water flows away from the home, that repairs such as perimeter drainage or pumps may be needed, and that high moisture levels must be controlled in the crawlspace to prevent mold growth and continued deterioration.  
*Inspector directed evaluation and/or repair by: a licensed general contractor, to oversee and coordinate multiple subcontractors*
- Drywall has been removed from the bathroom walls, leaving the crawlspace open to the interior. The bathroom fixtures have been removed and the toilet drain is covered in plastic. The inspector stated that open drains can allow sewer gas to enter the living space.
- Cracks were observed in the foundation in the exterior brick below the foundation vent at the base of the front entry stairway, and a larger corresponding crack at the interior of the crawlspace. The inspector's photograph of the exterior crack is captioned "fine vertical crack in the brick at the foundation vent at the front stairway." He stated that he cannot evaluate the cause or implications of the cracks, that an engineering evaluation is required, that cracks can change seasonally and progress over the life of the home, and that a structural engineer should be consulted to evaluate the entire foundation to determine the extent of any needed repairs.  
*Inspector directed evaluation and/or repair by: a structural engineer*
- The underside of the basement stairway framing is unfinished, which the inspector identified as a fire hazard.
- There are multiple painted-over water stains on the suspended ceiling in the basement, and the metal track for the ceiling is rusted in multiple areas. Only a few of the numerous ceiling tiles were lifted to inspect the space above.  
*Inspector directed evaluation and/or repair by: a licensed general contractor, to investigate all components above the ceiling and fully assess the hidden conditions and possible repairs to other components*
- The crawlspace vapor barrier is inadequate, damaged, and missing in areas. The inspector stated that installation of a vapor barrier covering 100% of the ground area in the crawlspace is needed to keep moisture levels to a

minimum.

### Roof structure and attic

7. There is evidence of bats in the gable end vents. The vents are screened and the bats do not appear able to enter the attic; however, their waste is collecting in the vents and is dropping into the attic. The inspector identified this as a potential health hazard and stated that the bats should be discouraged from roosting in this area.

*Inspector directed evaluation and/or repair by: a wildlife professional*

### Exterior, site drainage, and roof drainage

8. There are open gaps between the butt joints of the fiber cement siding in multiple areas, and there is no visible flashing installed behind the joints. The inspector stated that all open joints need to be sealed or have a flashing installed to prevent water entry and deterioration.

*Inspector directed evaluation and/or repair by: a siding contractor*

9. The rear door is deteriorated at the lower ends of the frame.

*Inspector directed evaluation and/or repair by: a general contractor*

10. The front entry door is rusting and has damaged weatherstripping.

11. The rear deck has multiple defects. The left-side beam is not fully bearing on the supporting piers, leaving the support compromised. The railings are loose. There are some deteriorated areas of decking. The stair railings are loose, the treads are loose, and the stringers are split. The framing behind the top step is deteriorated. The ledger that supports the floor joists is damaged by pests. The side wall and soffit are deteriorated behind the first floor joist. The lower siding is damaged, which can allow for water penetration behind the flashing. The inspector stated that the area behind the exterior deterioration was not visible in the basement and that the extent of any possible damage to the framing could not be determined.

*Inspector directed evaluation and/or repair by: a licensed general contractor, to evaluate the deck and determine all needed repairs*

12. The small deck at the rear basement door has no railings, and the ground at the base of the stairway is uneven, which the inspector stated can result in a fall or injury.

*Inspector directed evaluation and/or repair by: a general contractor*

13. The front entry stairs and railings are deteriorated. The extent of damage could not be determined as the underside was blocked.

*Inspector directed evaluation and/or repair by: a general contractor, to evaluate the entire entry stair structure and make all needed repairs*

14. The driveway is cracked and broken and needs repair or replacement.

15. The driveway and walkway slope directly to the front wall, and there is evidence of heavy water flows and erosion down the left side. The inspector stated that in the crawlspace and basement interior there is active water penetration occurring, resulting in deterioration of the structure.

*Inspector directed evaluation and/or repair by: a general contractor and a landscape professional, to evaluate water flow conditions around the home and determine the needed repairs to maintain drainage away from the home*

16. There are no gutters or downspouts installed on the home, causing erosion of the ground against the foundation, which the inspector stated can lead to water entry and damage to the structure.

*Inspector directed evaluation and/or repair by: a general contractor or roofer*

### Plumbing supply, drains, and water heater

17. The home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. The report lists the distribution piping as both PEX and polybutylene, and the water main pipe as polybutylene. The inspector stated that even though this plumbing system was installed in many homes from 1978 until the mid-1990s, it is no longer an approved plumbing system due to a history of material failures, and that the failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to

chemical reactions with the water supply. He stated that due to the nature of this latent defect it was not possible to adequately assess the condition of the plumbing system during the home inspection.

*Inspector directed evaluation and/or repair by: a licensed plumber, for a complete evaluation of the plumbing system to determine the significance of this concern*

18. Above the ceiling at the front right of the basement, repairs were made with incorrect fittings, and there is a polybutylene compression ring with signs of corrosion and leakage.
19. The kitchen sink faucet is leaking and needs replacement.
20. The kitchen sink is loose to the underside of the countertop and needs repair to prevent leaks and to maintain sanitary conditions.
21. The hose connection at the front does not operate.
22. The second floor toilet tank is cracked and needs replacement.
23. The second floor bathroom sink leaks into the cabinet.
24. The toilet is loose on the floor in the master bathroom.
25. The hall and master bathroom shower heads leak, and the shower valves leak from behind the handle.
26. The hall bathroom sink faucet will not move from hot to cold.
27. The hall bathroom toilet shut-off valve has heavy corrosion, and there are signs of leakage from the base of the toilet.
28. The kitchen sink drain pipes are incorrectly installed and need repair to prevent backups and leaks.  
*Inspector directed evaluation and/or repair by: a plumbing contractor*
29. The master bath sink drain mechanism does not function.
30. The water heater shows signs of leakage, is incorrectly piped with PEX pipe within eighteen inches of the top, the vent is in contact with combustible materials, and the top of the water heater is covered with insulation and rodent waste.

*Inspector directed evaluation and/or repair by: a licensed plumbing contractor, to evaluate the entire installation and make repairs or replacement*

### Fuel gas distribution

31. The gas line at the HVAC unit outside is rusting and in contact with the ground. The inspector stated that repairs are needed to limit corrosion that can result in gas leaks.  
*Inspector directed evaluation and/or repair by: an HVAC or plumbing contractor*
32. Mechanical damage (kinking) was observed on the copper gas tubing at ceiling level above the water heater. The inspector stated that kinks in copper tubing reduce the internal cross-sectional area, potentially causing appliance malfunction due to pressure drops, and that the sharp bend stresses the copper, increasing the risk of stress-corrosion cracking and subsequent gas leakage.  
*Inspector directed evaluation and/or repair by: a plumbing or mechanical contractor*
33. There is a gas shut-off valve in an inaccessible location behind the water heater. The inspector stated that he is unable to determine how the water heater is piped, and that it is possible the gas appliance connector is used as permanent gas line connected to the HVAC unit where the inaccessible shut-off valve is located, which he identified as a fire safety hazard.

*Inspector directed evaluation and/or repair by: a licensed plumbing contractor, to evaluate the gas line installation between the water heater and the HVAC unit and make repairs ensuring all shut-off valves are accessible*

### Electrical system

34. There is rust inside the enclosure and on the panel cover in the basement, indicating water spray or water penetration has occurred. The inspector identified this as an electrical safety hazard.

*Inspector directed evaluation and/or repair by: a licensed electrical contractor, to determine the cause and any needed repairs to the panel*

- 35.** There are circuit breakers installed in the electrical distribution panel in the basement of a different brand than the panel manufacturer. The panel manufacturer specifically states that only their brand breaker is to be installed in the panel.

*Inspector directed evaluation and/or repair by: a licensed electrical contractor, to determine the implications and needed repairs to maintain the electrical safety in the home*

- 36.** The following lights do not function and need bulbs or repair: over the kitchen sink, the stairway and bedroom hallway, and two lights in the basement.

*Inspector directed evaluation and/or repair by: an electrical contractor*

- 37.** The second floor ceiling fan is too low, which the inspector stated can result in an injury.

- 38.** The second floor laundry receptacle has no power, needs repair, and needs GFCI protection added.

*Inspector directed evaluation and/or repair by: an electrical contractor*

- 39.** The rear deck receptacle is loose in the wall.

- 40.** The exterior light at the side entry door is not sealed to the siding and is within the walking path, which the inspector stated can result in an injury.

- 41.** The exterior light at the rear basement door is not sealed to the wall.

- 42.** The two receptacles at the left and rear wall at the left of the basement sink, and the second floor bathroom receptacle, did not respond to GFCI testing, which the inspector identified as a shock hazard to the occupants.

*Inspector directed evaluation and/or repair by: a licensed electrical contractor*

- 43.** The number of smoke detectors in the home is inadequate by today's standards. The inspector strongly recommended the installation of new smoke detectors updating the home to current standards.

*Inspector directed evaluation and/or repair by: a licensed electrical contractor*

- 44.** There are no permanent carbon monoxide (CO) detectors installed in this home. The inspector stated there should be at least one CO alarm installed in the home according to the manufacturer instructions and in all locations required by current safety standards.

*Inspector directed evaluation and/or repair by: a licensed electrical contractor*

- 45.** There is an open outlet box and a wired smoke detector above the suspended ceiling at the front right corner of the basement. The inspector identified this as an electrical and fire safety concern.

*Inspector directed evaluation and/or repair by: an electrical contractor*

### Heating, cooling, and ventilation

- 46.** The HVAC unit is incorrectly wired with NM cable installed inside conduit. The inspector stated that NM cable cannot be installed in damp locations, that exterior conduits are considered damp locations, and that this leaves the wire susceptible to damage.

*Inspector directed evaluation and/or repair by: an HVAC or electrical contractor, to evaluate and replace as needed*

- 47.** The duct over the top of the water heater is damaged, possibly by rodents, and needs repair or replacement.

*Inspector directed evaluation and/or repair by: an HVAC contractor*

- 48.** The metal shroud at the back of the HVAC unit that protects the ductwork has pulled away from the home and is rusted. The inspector stated this can allow pests to enter the home and water or pests to damage the ductwork.

*Inspector directed evaluation and/or repair by: an HVAC contractor*

- 49.** The dryer vent on the right of the home is clogged with lint and the damper door will not close. The inspector stated it should be cleaned and repaired to prevent lint from accumulating and air or pests from entering.

*Inspector directed evaluation and/or repair by: a specialist*

- 50.** The fireplace hearth is broken and needs repair to prevent an injury.

Owner  Owner  Buyer \_\_\_\_\_ Buyer \_\_\_\_\_

**Interior finishes, wildlife, and stairways**

- 51. The kitchen cabinet is water damaged.
- 52. The master bathroom sink cabinet has major deterioration.
- 53. The hall bathroom sink cabinet has major deterioration.
- 54. There is evidence of animals, likely squirrels, above the suspended ceiling in the basement. The insulation is damaged and multiple areas were observed where the wiring is damaged. The inspector identified damaged wiring as a fire safety hazard.  
*Inspector directed evaluation and/or repair by: a wildlife professional, to ensure all entry points are blocked and no animals are present, and a licensed electrical contractor, to examine the wiring for damage in all locations above the ceiling and make all needed repairs*
- 55. There is evidence of water penetration or leaks at the utility room at the rear center of the basement. There are signs of water being present below the vinyl floor, the cabinet base is deteriorated, and there are painted-over water stains on the ceiling tiles. The owners' file records a prior water heater failure that may have caused these concerns. No elevated moisture readings were found. The inspector stated that further investigation above the ceiling is needed to ensure no plumbing defects are present.
- 56. The attic door in the loft will not stay closed.
- 57. The bottom of the basement stairway has limited headroom, the stairway railing does not extend to the floor, and the ends of the stairway railings do not return to the walls, leaving the ends exposed where clothing or an item can be entangled, resulting in a fall or injury. The inspector stated that repairs are needed to prevent an injury from occurring.

**Built-in kitchen appliances**

- 58. The dishwasher was not run through a cycle due to defects with the kitchen sink plumbing and disposal, which may have resulted in leaks. Its condition is therefore untested, and the owners make no representation as to whether it functions.
- 59. The anti-tip bracket for the range is missing or improperly installed. The inspector stated that this device prevents the range from accidentally tipping forward should excessive weight be applied to the open door, which can result in an injury or a fatality.  
*Inspector directed evaluation and/or repair by: an appliance specialist or general contractor, to verify proper installation and function of this safety device*
- 60. The garbage disposal is damaged, shows signs of leakage, and the wiring is not secure. Replacement is needed.

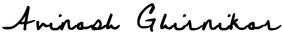
ACKNOWLEDGMENT

**Owners:** To the best of our knowledge, the conditions above accurately restate what we have been made aware of as of the date signed. We will promptly provide an update if anything here becomes incorrect or incomplete.

**Buyers:** We received and read these pages before making an offer, and we have been advised to obtain our own inspections rather than rely on this document.

Signed by:  
  
F5A94CDFA3E448...  
Owner signature

Veena Misra 9/14/2026  
Printed name and date

DocuSigned by:  
  
83EABD94ACBE476...  
Owner signature

Avinash Ghirnikar 9/14/2026  
Printed name and date

Buyer signature

Printed name and date

Buyer signature

Printed name and date