

**Residential Property And Owners'
Association Disclosure Statement****Protecting the Public Interest in Real Estate Brokerage Transactions**Property Address/Description: 4205 Marsh View Lane, Zebulon, NC 27597Owner's Name(s): Tim Thrower and Michelle Thrower

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
Buyer Initials

--	--

Owner Initials
Owner Initials

TT	SM
----	----

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

	Yes	No	NR	
Is the property currently owner-occupied?	☒	☐	☐	
Date owner acquired the property: 4/16/2020				
If not owner-occupied, how long has it been since the owner occupied the property?				
A2. In what year was the dwelling constructed? September 2019			☐	
Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☐	☒	☐	
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply)			☐	
☐ Brick Veneer ☒ Vinyl ☒ Stone ☐ Fiber Cement ☐ Synthetic Stucco ☐ Composition/Hardboard				
☐ Concrete ☐ Aluminum ☐ Wood ☐ Asbestos ☐ Other: _____				
A5. In what year was the dwelling's roof covering installed? 2019			☐	
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☒	☐	
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☒	☐	
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☒	☐	
A9. Has the dwelling ever experienced damage due to a fire?	☐	☒	☐	
A10. Have you ever filed a claim for fire damage to the dwelling with any insurance provider?	☐	☒	☐	
Is there a problem, malfunction, or defect with the dwelling's:				
Foundation	☐ NA	☐ Yes	☒ No	☐ NR
Slab	☒ NA	☐ Yes	☐ No	☐ NR
Patio	☐ NA	☐ Yes	☒ No	☐ NR
Floors	☐ NA	☐ Yes	☒ No	☐ NR
Windows	☐ NA	☐ Yes	☒ No	☐ NR
Doors	☐ NA	☐ Yes	☒ No	☐ NR
Ceilings	☐ NA	☐ Yes	☒ No	☐ NR
Deck	☐ NA	☐ Yes	☒ No	☐ NR
Attached Garage	☐ NA	☐ Yes	☒ No	☐ NR
Fireplace/Chimney	☐ NA	☐ Yes	☒ No	☐ NR
Interior/Exterior Walls	☐ NA	☐ Yes	☒ No	☐ NR
Other: _____	☐ NA	☐ Yes	☐ No	☐ NR

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

SECTION B. HVAC/ELECTRICAL

	Yes	No	NR
Is there a problem, malfunction, or defect with the dwelling's electrical system (other than lighting, outlets, switches, fixtures, generator, etc.)?	☐	☒	☐
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	☐	☒	☐
What is the dwelling's heat source? (Check all that apply)			☐
☐ Radiator # of units Year(s): _____			
☒ Heat Pump 2 # of units Year(s): 2020			
☐ Baseboard # of units Year(s): _____			
☐ Other: _____ # of units Year(s): _____			

Buyer Initials TT Owner Initials 8W
 River Initials _____

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 [2 # of units] Year(s): 2020 ☐ Wall/Windows Unit(s) [___ # of units] Year(s):
☐ Other: [___ # of units] Year(s):

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

☒ Electricity ☐ Natural Gas ☐ Solar ☒ Propane ☐ Oil ☐ Other:
 Leased/Owned Above/Below Ground:

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 2020 ☐ 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: 09/02/2026

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

	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):

Buyer Initials
 Buyer Initials
 Owner Initials
 Owner Initials

SECTION D. FIXTURES/APPLIANCES

	Yes	No	NR
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	☐	☐	☒	☐	Irrigation system	☒	☐	☐	☐	Sump pump	☒	☐	☐	☐
Elevator system or component	☒	☐	☐	☐	Pool/hot tub /spa	☒	☐	☐	☐	Gas logs	☐	☐	☒	☐
Appliances to be conveyed	☐	☐	☒	☐	TV cable wiring or satellite dish	☐	☐	☒	☐	Central vacuum	☒	☐	☐	☐
										Garage door system	☐	☐	☒	☐
										Security system	☐	☐	☒	☐
										Other:	☐	☐	☐	☐

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

SECTION E. LAND/ZONING

	Yes	No	NR
Is there a problem, malfunction, or defect with the drainage, grading, or soil surface 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
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, or on or which otherwise affect the property?	☐	☒	☐

Buyer Initials
Buyer Initials

Owner Initials
Owner Initials

TT

	Yes	No	NR
F2. Is there an environmental monitoring or mitigation device or system located on the property?	☐	☒	☐
F3. Are there any (whether buried or covered), an underground storage tank, or an environmentally hazardous substance (such as petroleum, oil, or water or other environmental contaminants) on the property 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 law, suits, foreclosures, bankruptcy, judgments, tax liens, proposed judgments, mechanics' liens, materialmen's liens, or notices from any governmental agency that 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 of a homeowners' association that impose various mandatory covenants, conditions, and/or restrictions upon the lot or unit?	☐	☒	☐

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

Buyer Initials		Owner Initials	TT	SM
Ruyer Initials		Owner Initials		

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

☐ ☒ ☐

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]:

_____ (name), _____ whose regular assessment (if any) are

Telephone number of the president of the owners' association or the

whose regular assessment) are

Name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

☐ ☒ ☐

1. Taxes: state the nature and amount of the dues, fees, or special assessments to which the property is subject.

☐ ☒ ☐

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

☐ ☒ ☐

state the nature of each pending lawsuit, unsatisfied judgment, or existing alleged

☐ ☒ ☐

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.

2nd June

Date 9/9/26

Michelle Throver

Date 9/9/20

Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Date _____

Date _____