Upstairs Space Disclosure

116 Buckeye Court | Youngsville NC

The property includes approximately 994 sq. ft. of finished upstairs space, as measured on the supplied floor plan, that has been used as an apartment. This space is unpermitted and is excluded from the home's advertised total living-area square footage. The information below explains its reported use, condition, and limitations.

Permitting limitations

The seller reports that dimensional issues prevent the upstairs space from being permitted and that these issues cannot be corrected through construction. The trade letters described below do not resolve those dimensional issues or constitute building-department approval of the space for occupancy as an apartment.

Seller reported use and operating condition

The seller reports that family members have lived in the upstairs space for approximately 15 years, including one family for five years and another family member for ten years. The seller reports that the upstairs plumbing, electrical, and HVAC systems are fully functioning, with no issues experienced during that use and no septic issues after the septic system was pumped. These statements describe the seller's experience and are not a guarantee of future performance.

Trade documentation

Electrical: Powerflow Electrical Company, October 12, 2026: found the inspected electrical installation compliant with applicable electrical code requirements and functioning properly at the time of inspection. The company did not perform the original installation.

Plumbing: Mares Plumbing LLC, August 17, 2026: verified that the upper-floor plumbing for one bathroom, one washing machine box, and one kitchen sink was plumbed according to code. The contractor advised on layout but did not install the work.

HVAC: American HVAC Solutions LLC, September 22, 2026: stated that the inspected HVAC installation for the addition met code at the time of the original installation and subsequent replacement. The letter does not expressly certify current operation or compliance with today's code.

Square footage and intended use

The approximately 994 sq. ft. of upstairs space is disclosed separately and is not included in the home's advertised total living-area square footage. Room labels on the floor plan describe the layout and do not establish approval for occupancy.

The space has been used as an apartment, but continued residential or rental use is not assured by that history or the trade letters. Buyers should confirm their intended use with the applicable building, zoning, and septic authorities and review the letters in full. No representation is made that the space is a legally approved apartment or dwelling unit.

Seller confirms the seller-reported information above. Buyer acknowledges receipt of this disclosure.

Seller: _____ Date: _____

Buyer: _____ Date: _____