



STATE OF NORTH CAROLINA
RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

INSTRUCTIONS TO PROPERTY OWNERS

- 1. G.S. 47E requires owners of residential real estate (single-family homes and buildings with up to four dwelling units) to furnish purchasers a property disclosure statement. This form is the only one approved for this purpose.
2. You must check one of the boxes for each of the 21 questions on the reverse side of this form.
3. If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Statement to the purchasers; and the broker must disclose any material facts about your property which they know or reasonably should know, regardless of your responses on the statement.
4. You must give the completed Statement to the purchaser no later than the time the purchaser makes an offer to purchase your property.

Note to Purchasers: If the owner does not give you a Residential Property Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract and be entitled to a refund of any deposit monies you may have paid.

- 5. In the space below, type or print in ink the address of the property (sufficient to identify it) and your name. Then sign and date.

Property Address: _____

Owner's Name(s): _____

Owner(s) acknowledge having examined this Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: _____ Date _____

Owner Signature: _____ Date _____

Purchaser(s) acknowledge receipt of a copy of this disclosure statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owner and not the owner's agent(s) or subagent(s). Purchaser(s) are encouraged to obtain their own inspection from a licensed home inspector or other professional.

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____

(OVER)

Property Address/Description: _____

[Note: In this form, "property" refers only to dwelling unit(s) and not sheds, detached garages or other buildings.]

Regarding the property identified above, do you know of any problem (malfunction or defect) with any of the following:

Yes* No
Representation

- 1. FOUNDATION, SLAB, FIREPLACES/CHIMNEYS, FLOORS, WINDOWS (INCLUDING STORM WINDOWS AND SCREENS), DOORS, CEILINGS, INTERIOR AND EXTERIOR WALLS, ATTACHED GARAGE, PATIO, DECK OR OTHER STRUCTURAL COMPONENTS including any modifications to them?.....
- a. Siding is Masonry Wood Composition/Hardboard Vinyl Synthetic Stucco Other _____
- b. Approximate age of structure? _____
- 2. ROOF (leakage or other problem)?.....
- a. Approximate age of roof covering? _____
- 3. WATER SEEPAGE, LEAKAGE, DAMPNESS OR STANDING WATER in the basement, crawl space or slab?.....
- 4. ELECTRICAL SYSTEM (outlets, wiring, panel, switches, fixtures etc.)?.....
- 5. PLUMBING SYSTEM (pipes, fixtures, water heater, etc.)?.....
- 6. HEATING AND/OR AIR CONDITIONING?.....
- a. Heat Source is: Furnace Heat Pump Baseboard Other _____
- b. Cooling Source is: Central Forced Air Wall/Window Unit(s) Other _____
- c. Fuel Source is: Electricity Natural Gas Propane Oil Other _____
- 7. WATER SUPPLY (including quality, quantity and water pressure)?.....
- a. Water supply is: City/County Community System Private Well Other _____
- b. Water pipes are: Copper Galvanized Plastic Other _____ Unknown.....
- 8. SEWER AND/OR SEPTIC SYSTEM?.....
- a. Sewage disposal system is: Septic Tank Septic Tank with Pump Community System Connected to City/County System City/County System available Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) Other _____
- 9. BUILT-IN APPLIANCES (RANGE/OVEN, ATTACHED REFRIG, WAVE, HOOD/FAN, DISHWASHER, DISPOSAL, etc.)?.....
- 10. PRESENT INFESTATION, OR DAMAGE FROM PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS which has not been repaired?.....
- 11. DRAINAGE, GRADING OR SOIL STABILITY OF LOT?.....
- 12. OTHER SYSTEMS AND FIXTURES: CENTRAL VACUUM, POOL, HOT TUB, SPA, ATTIC FAN, EXHAUST FAN, CEILING FAN, SUMP PUMP, IRRIGATION SYSTEM, TV CABLE, WIRING OR SATELLITE DISH, OR OTHER SYSTEMS?.....

Also regarding the property identified above, including the lot, other improvements, and fixtures located thereon, do you know of any:

- 13. ROOM ADDITIONS OR OTHER STRUCTURAL CHANGES ?.....
- 14. ENVIRONMENTAL HAZARDS (substances, materials or products) including asbestos, formaldehyde, radon gas, methane gas, lead-based paint, underground storage tank, or other hazardous or toxic materials (whether buried or covered), contaminated soil or water, or other environmental contamination?.....
- 15. COMMERCIAL OR INDUSTRIAL NUISANCES (noise, odor, smoke, etc.) affecting the property?.....
- 16. VIOLATIONS OF ZONING ORDINANCES, RESTRICTIVE COVENANTS OR OTHER LAND-USE RESTRICTIONS OR BUILDING CODES INCLUDING THE FAILURE TO OBTAIN PROPER PERMITS FOR ROOM ADDITIONS OR OTHER STRUCTURAL CHANGES?.....
- 17. UTILITY OR OTHER EASEMENTS, SHARED DRIVEWAYS, PARTY WALLS OR ENCROACHMENTS FROM OR ON ADJACENT PROPERTY?.....
- 18. LAWSUITS, FORECLOSURES, BANKRUPTCY, TENANCIES, JUDGMENTS, TAX LIENS, PROPOSED ASSESSMENTS, MECHANICS' LIENS, MATERIALMENS' LIENS, OR NOTICE FROM ANY GOVERNMENTAL AGENCY that could affect title to the property?.....
- 19. OWNERS' ASSOCIATION OR "COMMON AREA" EXPENSES OR ASSESSMENTS?.....
- 20. FLOOD HAZARD or that the property is in a FEDERALLY-DESIGNATED FLOOD PLAIN?.....
- 21. PRIVATE ROAD(S) OR STREETS adjoining the property?.....
- a. If yes, do you know of an existing owners association or maintenance agreement to maintain the road or street?.....

* If you answered "Yes" to any of the above 21 questions, please explain (Attach additional sheets, if necessary): _____

Owner Initials and Date

Owner Initials and Date

Purchaser Initials and Date

Purchaser Initials and Date