



STATE OF NORTH CAROLINA
RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

Instructions to Property Owners

- The Residential Property Disclosure Act (G.S. 41B) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like) and buildings with up to five dwelling units to furnish buyers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A Disclosure Statement must be furnished in connection with the sale, exchange, lease, and sale under a lease with option to purchase where the intent does not solely or partly to occupy the dwelling. A Disclosure Statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and inspections of residential property made pursuant to a lease with option to purchase where the lease excepts or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 41B-2.
- You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (X) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
- If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an architect, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccuracies or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
- If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
- If you check "No Representation," you are disclosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
- If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the buyer a corrected Disclosure Statement or correct the problem.
- 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 Disclosure Statement to the buyers, and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your response on the Disclosure Statement.
- You must give the completed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase your property. If you do not, the buyer can, under certain conditions, cancel any resulting contract (see "Note to Buyer" below). You should give the buyer a copy of the Disclosure Statement containing your signature and keep a copy signed by the buyer for your records.

Note to Buyer: If the transfer does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of the Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

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: 361 Franklin Ave Road # 1111, Beek Mountain, NC 28604

Owner's Name(s): Mitland Trust Company As Custodian FBO Richard Hart

Owner Signature: _____ Date: 3/9/2013

Buyer Signature: _____ Date: _____

The following questions address the characteristics and condition of the property identified above about which the owner has actual knowledge. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

Q. No.	Question	Yes	No
1	In what year was the dwelling constructed? 1983 Explain if necessary: _____	<input type="checkbox"/>	<input type="checkbox"/>
2	Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplace, chimney, floor, 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	The dwelling's exterior walls are made of what type of material? <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Wood <input type="checkbox"/> Stone <input type="checkbox"/> Vinyl <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition Hardboard <input type="checkbox"/> Concrete <input type="checkbox"/> Other Cement <input type="checkbox"/> Aluminum <input type="checkbox"/> Asbestos (Check all that apply)	<input type="checkbox"/>	<input type="checkbox"/>
4	In what year was the dwelling's roof covering installed? _____ (Approximate if no records are available) Explain if necessary: _____	<input type="checkbox"/>	<input type="checkbox"/>
5	Is there any leakage or other problem with the dwelling's roof?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Is there any problem, malfunction or defect with the dwelling's electrical system (wiring, panel, switches, fuses, ground, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	What is the dwelling's heat source? <input type="checkbox"/> Furnace <input type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard <input type="checkbox"/> Other (Check all that apply) Age of system: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	What is the dwelling's cooling source? <input type="checkbox"/> Central Forced Air <input type="checkbox"/> Wall Window Units <input type="checkbox"/> Other (Check all that apply) Age of system: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	What are the dwelling's fuel sources? <input type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil <input type="checkbox"/> Other (Check all that apply) If the fuel source is stored in a tank, identify whether the tank is <input type="checkbox"/> above ground or <input type="checkbox"/> below ground, and whether the tank is <input type="checkbox"/> heated by solar or <input type="checkbox"/> cooled by solar. (Check all that apply)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	What is the dwelling's water supply source? <input checked="" type="checkbox"/> City/County <input type="checkbox"/> Community System <input type="checkbox"/> Private Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Other (Check all that apply)	<input type="checkbox"/>	<input type="checkbox"/>
14	The dwelling's water pipes are made of what type of material? <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input type="checkbox"/> Other (Check all that apply)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	What is the dwelling's sewage disposal system? <input type="checkbox"/> Septic Tank <input type="checkbox"/> Septic Tank with Pump <input type="checkbox"/> Community System <input checked="" type="checkbox"/> Connected to City/County System <input type="checkbox"/> City/County System Available <input type="checkbox"/> Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) <input type="checkbox"/> Other (Check all that apply)	<input type="checkbox"/>	<input type="checkbox"/>
17	If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit? If your answer is "yes," how many bedrooms are allowed? _____ <input type="checkbox"/> No records available	<input type="checkbox"/>	<input type="checkbox"/>
18	Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door opener, gas logs, or other systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (refrigerator, attached microwave, hood fan, dishwasher, disposal, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Buyer Initials and Date: _____ Owner Initials and Date: *AK* 3/9/23

Buyer Initials and Date: _____ Owner Initials and Date: _____

- | | Yes | No | No
Information |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 21. Is there any problem with present ventilation of the dwelling, or damage from past infestation of wood-dwelling insects or organisms which has not been repaired? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be covered with the necessary? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Is the property to be covered in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, mold/moisture gas, lead-based paint) which exceed governmental safety standards, any debris (whether buried or uncovered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contaminants) located on or which otherwise affect the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 26. Is there any noise, odor, smoke, or other nuisance from commercial, industrial, or military sources which affects the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or an adjacent property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. Is the property the subject of any lawsuits, liens, judgments, bank liens, leases or rental agreements, judgments, tax liens, pre-judgment attachments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 29. Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 30. Does the property abut or adjoin any private roads or streets? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreement dealing with the maintenance of the road or street? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

If you answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets if necessary):
Ex-20, Ex-21, Ex-22, Ex-23, Ex-24, Ex-25, Ex-26, Ex-27, Ex-28, Ex-29, Ex-30, Ex-31

In lieu of providing a written explanation, you may attach a written report in this Disclosure Statement by a public agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector, or other expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.

The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling unit(s), shed(s), detached garages, or other buildings located thereon.

- | | Yes | No | No
Information |
|--|-------------------------------------|--------------------------|--------------------------|
| 32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 33. If you answered "yes" to the question above, please explain (attach additional sheets if necessary): | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 34. 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 your answer is "yes", please provide the information requested below as to each owners' association to which the property is subject [insert N/A law any blank that does not apply]: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

* (specify name) Pinnacle Inn HOA whose regular assessments ("dues") are \$ 471.00 per Month. The name, address, and telephone number of the president of the owners' association or the association manager are Pinnacle Inn HOA - Joel Berrier - 828-287-2331

* (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address, and telephone number of the president of the owners' association or the association manager are _____

Buyer Initials and Date _____ Owner Initials and Date AB 3/9/03
 Buyer Initials and Date _____ Owner Initials and Date _____

***If you answered "Yes" to question 33 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 33 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.**

34. Are any fees 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 your answer is "yes," please state the amount of the fees. Transfer Fee of \$200 Paid by Buyer

Yes No No Representation

35. As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject. \$250 Each April and \$250 Each October for Improvement fund paid by owners

Yes No No Representation

36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the property or lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment.

Yes No No Representation

37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the plaintiff/community or the association to which the property and lot are subject, with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit and the amount of each unsatisfied judgment.

Yes No No Representation

38. Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply)

- | | Yes | No | No Representation |
|--|-------------------------------------|--------------------------|--------------------------|
| Management Fees | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Exterior Building Maintenance of Property to be Conveyed | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Master Insurance | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Exterior Yard/Landscaping Maintenance of Lot to be Conveyed | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Common Areas Maintenance | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Trash Removal | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Recreational Amenity Maintenance (specify amenities covered) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pest Treatment/Extermination | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Street Lights | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Power | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Storm water Management/Drainage/Floods | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Internet Service | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Cable | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Private Road Maintenance | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parking Area Maintenance | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gate and/or Security | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (Check specify) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Buyer Initials and Date _____ Owner Initials and Date AB 3/9/03

Buyer Initials and Date _____ Owner Initials and Date _____