



Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 600 Pamlico River Drive, Washington, NC 27889

Owner's Name(s): Sean T. Carver

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.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA).

- 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 N, the owner has no actual knowledge of the topic of the question, including any problem.
• 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.

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.

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.

- 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 SC
Buyer Initials \_\_\_\_\_ Owner Initials SC

REC 4.22
REV 5/24 1

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

	Yes	No	NR																																																																										
A1. Is the property currently owner-occupied? Date owner acquired the property: _____ If not owner-occupied, how long has it been since the owner occupied the property? <u>2 months</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																										
A2. In what year was the dwelling constructed? <u>1997</u>			<input type="checkbox"/>																																																																										
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																										
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) <input type="checkbox"/> Brick Veneer <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Aluminum <input type="checkbox"/> Wood <input type="checkbox"/> Asbestos <input type="checkbox"/> Other _____			<input type="checkbox"/>																																																																										
A5. In what year was the dwelling's roof covering installed? <u>2024</u>			<input type="checkbox"/>																																																																										
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																										
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																										
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="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																										
A9. Is there a problem, malfunction, or defect with the dwelling's:																																																																													
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*Explanations for questions in Section A (identify the specific question for each explanation):*  
~~Unused exhaust fan~~ unused furnace exhaust developed a leak, the vent is being removed and repaired. repairs made to the roof

**SECTION B.  
HVAC/ELECTRICAL**

B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)			<input checked="" type="checkbox"/>
<input type="checkbox"/> Furnace [ ___ # of units] Year: _____	<input type="checkbox"/> Heat Pump [ ___ # of units] Year: _____		
<input type="checkbox"/> Baseboard [ ___ # of bedrooms with units] Year: _____	<input type="checkbox"/> Other: _____ Year: _____		

Buyer Initials \_\_\_\_\_ Owner Initials SC  
 Buyer Initials \_\_\_\_\_ Owner Initials \_\_\_\_\_

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Owner Initials \_\_\_\_\_  
Owner Initials \_\_\_\_\_

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

Septic system  NA  Yes  No  NR  
Sewer system  NA  Yes  No  NR

Plumbing system (pipes, fixtures, water heater, etc.)  NA  Yes  No  NR  
Water supply (water quality, quantity, or pressure)  NA  Yes  No  NR

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

permit?  No Records Available  
Date the septic system was last pumped: Unknown  
If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system

system violates State Law.  
 Straight pipe (wastewater does not go into a septic or other sewer system) \*Note: Use of this type of  
 Connected to City/County System  
 Septic tank with pump  community system  Septic tank  
 Drip system  
C4. What is the dwelling's sewage disposal system? (Check all that apply)

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: \_\_\_\_\_

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)  Copper  Galvanized  Plastic  Polybutylene  Other: \_\_\_\_\_

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? \_\_\_\_\_

Yes No NR

**SECTION C.  
PLUMBING/WATER SUPPLY/SEWER/SEPTIC**

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

B5. What is the dwelling's fuel source? (Check all that apply)  Electricity  Natural Gas  Solar  Propane  Oil  Other: \_\_\_\_\_

Other: \_\_\_\_\_ Year: \_\_\_\_\_  
 Central Forced Air: \_\_\_\_\_ Year: \_\_\_\_\_  
 Wall/Windows Unit(s): \_\_\_\_\_ Year: \_\_\_\_\_

Yes No NR

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

**SECTION D.  
FIXTURES/APPLIANCES**

D1. Is the dwelling equipped with an elevator system? Yes  No  NR   
 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		NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Irrigation system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Elevator system or component	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool/hot tub /spa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas logs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliances to be conveyed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV cable wiring or satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SECTION E.  
LAND/ZONING**

E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property? Yes  No  NR

E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?) Yes  No  NR

E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements?) Yes  No  NR

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? Yes  No  NR

E5. Does the property abut or adjoin any private road(s) or street(s)? Yes  No  NR

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 Yes  No  NR

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

E6 Road owned by Pamlico Plantation Property Owners Association

\_\_\_\_\_

\_\_\_\_\_

**SECTION F.  
ENVIRONMENTAL/FLOODING**

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? Yes  No  NR

Buyer Initials \_\_\_\_\_ Owner Initials SC  
 Buyer Initials \_\_\_\_\_ Owner Initials \_\_\_\_\_

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

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

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

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Buyer Initials \_\_\_\_\_ Owner Initials SC  
 Buyer Initials \_\_\_\_\_ Owner Initials \_\_\_\_\_

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**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.

<p>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) <u>Panrico Plantation Property Owners Association</u> whose regular assessments ("dues") are \$ <u>1750.00</u> per <u>year</u>.                  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: _____</p>	<table border="0"> <tr> <td><b>Yes</b></td> <td><b>No</b></td> <td><b>NR</b></td> </tr> <tr> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> </table>	<b>Yes</b>	<b>No</b>	<b>NR</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Yes</b>	<b>No</b>	<b>NR</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

<p>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: _____</p>	<table border="0"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

<p>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: _____</p>	<table border="0"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

<p>H4. Is there any unsatisfied judgment or pending lawsuits against the association?                  If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____</p>	<table border="0"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

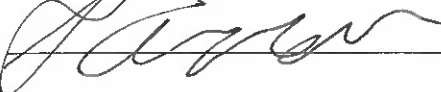
**Explanations for questions in Section H (identify the specific question for each explanation):**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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:  Sean T. Carver Date 5-16-25

Owner Signature: \_\_\_\_\_ Date \_\_\_\_\_

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

OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

NOTE: For when Residential Property and Owner's Association Disclosure Statement is not required (For example: New Construction, Vacant Lot/Land) or by agreement of the parties.

Property: 600 Pamlico River Drive, Washington, NC 27889

Buyer:

Seller: Sean T. Carver

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Buyer and Seller for the Property.

For the purposes of this Addendum, "Development" means any planned community or condominium project, as defined by North Carolina law, which is subject to regulation and assessment by an owners' association.

Any representations made by Seller in this Addendum are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies relating to the Development, to the best of Seller's knowledge. Seller does not warrant the accuracy, completeness, or present applicability of any representation or documents provided by Seller, and Buyer is advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

1. Seller represents to Buyer that the Property is subject to the following owners' association(s) [insert N/A into any blank that does not apply]:

(specify name): Pamlico Plantations Property Owners Association whose regular assessments ("dues") are \$ 750 per year. The name, address and telephone number of the president of the owners' association or the association manager are:

Owners' association website address, if any:

(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:

Owners' association website address, if any:

2. Seller represents to Buyer that the following services and amenities are paid for by the above owners' association(s) from the regular assessments ("dues"): (Check all that apply)

- Master Insurance Policy
Real Property Taxes on the Common Areas
Casualty/Liability Insurance on Common Areas
Management Fees
Exterior Building Maintenance
Exterior Yard/Landscaping Maintenance
Trash Removal
Pest Treatment/Extermination
Legal/Accounting
Recreational Amenities (specify): Pool, playground, tennis court
Street Lights
Water
Sewer
Private Road Maintenance
Parking Area Maintenance
Common Areas Maintenance
Cable
Internet service
Storm Water Management/Drainage/Ponds
Gate and/or Security

Other (specify)
Other (specify)



This form jointly approved by: North Carolina Bar Association's Real Property Section North Carolina Association of REALTORS®, Inc.



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3. As of this date, there are no other dues, fees or Special Assessments payable by the Development's property owners, except:

4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the Property, the Development and/or the owners' association, except:

5. The fees charged by the owners' association or management company in connection with the transfer of Property to a new owner (including but not limited to document preparation, move in/move out fees, preparation of insurance documents, statement of unpaid assessments, and transfer fees) are as follows:

6. Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative, closing attorney or lender true and accurate copies of the following items affecting the Property, including any amendments:

- Seller's statement of account
- master insurance policy showing the coverage provided and the deductible amount
- Declaration and Restrictive Covenants
- Rules and Regulations
- Articles of Incorporation
- Bylaws of the owners' association
- current financial statement and budget of the owners' association
- parking restrictions and information
- architectural guidelines

The parties have read, understand and accept the terms of this Addendum as a part of the Contract.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Date: 5-16-25 SC

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Entity Buyer: \_\_\_\_\_

(Name of LLC/Corporation/Partnership/Trust/etc.)

By: \_\_\_\_\_

Name: \_\_\_\_\_

Print Name

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: 5-16-25

Seller: \_\_\_\_\_

Sean T. Carver

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Entity Seller: \_\_\_\_\_

(Name of LLC/Corporation/Partnership/Trust/etc.)

By: \_\_\_\_\_

Name: \_\_\_\_\_

Print Name

Title: \_\_\_\_\_

Date: \_\_\_\_\_