

NORTH CAROLINA RESIDENTIAL PROPERTY & OWNERS' ASSOCIATION DISCLOSURE STATEMENT

Required under N.C.G.S. § 47E-1 et seq.

Disclosure Date: April 18, 2026

PROPERTY AND OWNER INFORMATION

Property: 412 Magnolia Lane, Asheville, NC 28801
Owner(s): Bryon T. Houghton
Year Built: 1998
Year Acquired: 2014

INSTRUCTIONS

Owner is required to disclose all material facts known about the property. For each item below, owner has indicated "No representation", "Yes", or "No" based on owner's actual knowledge. This statement is not a warranty by owner or any agent.

1. WATER, SEWER, ROADS

#	Question	Y	N	NR
1	Water supply is provided by a public/community water system	X		
2	Sewage system is connected to public sewer	X		
3	Road access is by a publicly maintained road	X		
4	Any defects in water, sewer, or roads known to owner?		X	

2. FOUNDATION, SLAB, EXTERIOR WALLS, FIREPLACES

#	Question	Y	N	NR
5	Has there been any structural settlement or movement?		X	
6	Are there known defects in exterior walls, siding, or trim?		X	
7	Has fireplace/chimney been inspected in the last 5 years?	X		
8	Are there leaks, water damage, or moisture issues?		X	

3. ROOF, GUTTERS, DOWNSPOUTS

#	Question	Y	N	NR
9	Age of current roof in years?	X		
10	Have there been roof leaks within the past 5 years?		X	

11 Note: Roof replaced in 2018 with 30-year architectural shingles.

X

4. PLUMBING, ELECTRICAL, HVAC

#	Question	Y	N	NR
12	Are all plumbing systems in normal working order?	X		
13	Are all electrical systems in normal working order?	X		
14	HVAC system: heating works as designed?	X		
15	HVAC system: cooling works as designed?	X		
16	Any aluminum wiring known to be installed in the home?		X	

5. APPLIANCES INCLUDED

#	Question	Y	N	NR
17	Refrigerator works as designed?	X		
18	Range/oven works as designed?	X		
19	Dishwasher works as designed?	X		
20	Washer/dryer work as designed?	X		
21	Garage door opener works as designed?	X		

6. HAZARDOUS CONDITIONS, ENVIRONMENTAL

#	Question	Y	N	NR
22	Asbestos known to be present?		X	
23	Lead-based paint known (pre-1978 homes only)?			X
24	Radon levels tested above EPA action level?		X	
25	Mold known to be present?		X	
26	Underground storage tanks on property?		X	
27	Property in a designated flood zone?		X	

7. HOMEOWNERS ASSOCIATION

#	Question	Y	N	NR
28	Property subject to homeowners' association?	X		
29	HOA fee currently \$58/month, paid quarterly.			X
30	Any HOA assessments pending?		X	
31	Any active deed restrictions affecting use?		X	

8. OTHER MATERIAL FACTS

#	Question	Y	N	NR
32	Any active insurance claims on the property?		X	
33	Any litigation affecting the property?		X	
34	Any easements not shown on title or survey?		X	
35	Any material facts not disclosed above?		X	

OWNER CERTIFICATION

The undersigned owner certifies that the information provided in this Disclosure Statement is true and complete to the best of owner's actual knowledge as of the date signed.

_____ Date: April 18, 2026

Bryon T. Houghton, Owner