

21 NCAC 58A .0114 is amended with changes as published in 37:18 NCR 1903 as follows:

**21 NCAC 58A .0114 RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT**

(a) Every owner of real property subject to a transfer of the type governed by Chapter 47E of the General Statutes shall complete ~~the following~~ a Residential Property and Owners' Association Disclosure Statement (hereinafter "Disclosure Statement") and furnish a copy of the complete statement to a buyer-purchaser in accordance with the requirements of G.S. 47E-4. ~~The form shall bear the seal of the North Carolina Real Estate Commission and shall read as follows:~~ Disclosure Statement is a form prescribed by the Commission and available on the Commission's website at <https://www.ncrec.gov/Forms/Consumer/rec422.pdf>. The Disclosure Statement shall include the requirements items set forth in G.S. 47 E and the: G.S. 47E-4(b1)(1) and the following information pertaining to the property:

(1) property address;

(2) owner's name(s), signature(s), and date of Disclosure Statement completion;

~~(3) instructions for Disclosure Statement completion;~~

~~(4) (3) year the dwelling was constructed;~~

~~(5) condition of the property's:~~

~~(i) central vacuum, pool, hot tub, spa, sump pump, irrigation system, elevator or other systems; and~~

~~(ii) fixtures and appliances that may be included in the conveyance.]~~

~~(6) (4) any historic designation or registration [of the property, if applicable;] status which places a restriction on the property;~~

~~(7) (5) noise, odor, smoke, or other [issue] nuisance from commercial, industrial, or military sources [that affect] impacting the property;~~

~~(8) flood hazard status of the property;]~~

~~(9) condition of the drainage, grading, or soil stability affecting the property;]~~

~~(10) (6) existence of any private road(s) abutting or adjoining the property and the maintenance agreements, if applicable;~~

~~(11) buyer's acknowledgement of examination of the Disclosure Statement prior to signing the Disclosure Statement; and]~~

~~(12) buyer's signature and date of Disclosure Statement receipt;]~~

~~(7) type of heating, cooling, water heater fuel sources along with the year each system was manufactured;~~

~~(8) type of fuel source, and, if the fuel source is stored in a tank, whether the tank is above or below ground and leased or owned by the seller;~~

~~(9) type of water supply source and sewage disposal system, and if serviced by a septic system, identify the number of bedrooms allowed pursuant to permit;~~

~~(10) any violations impacting the property, such as local ordinances, restrictive covenants, building codes, or other land-use restrictions;~~

1 (11) whether any portion of the property is designated as within a Special Flood Hazard Area pursuant  
2 to Title 44, Chapter 1, Subchapter B, Part 65 of the Code of Federal Regulations, has a flood  
3 elevation certificate, is insured for flood damage, has experienced damage from natural events  
4 causing water seepage, or has had a claim filed for flood damage or received federal financial  
5 assistance for flood damage; and

6 (12) if there is any problem, malfunction, or defect with the property's:

7 (A) roof, fireplaces, or chimneys;

8 (B) foundation, basement, crawl space, or slab;

9 (C) windows, doors, patio, deck;

10 (D) garage or other structural component of the property;

11 (E) electrical, heating, cooling, or elevator systems;

12 (F) plumbing, water supply, sewer, or septic systems;

13 (G) fixtures or appliances to be conveyed with the purchase;

14 (H) drainage, grading or soil stability; and

15 (I) condition caused by wood destroying insects or organisms.

16 (b) A broker shall furnish a current Disclosure Statement published on the Commission's website to the property  
17 owner(s) for completion.

18 (c) ~~A broker shall discover and disclose any material facts about the property that the broker knows or reasonably~~  
19 ~~should know and~~ A broker representing either an owner or a purchaser of any real property subject to Chapter 47E  
20 of the North Carolina General Statutes shall disclose to the purchaser any material facts the broker knows or reasonably  
21 should know about the property. A broker's duty to disclose is separate from that of the owner's, and the owner's  
22 Disclosure Statement does not obviate the broker's duty to disclose. A material fact is a fact that a reasonable person  
23 would recognize as relevant to a purchaser in deciding to purchase the property the suppression of which could  
24 reasonably result in a different decision.

25  
26 ~~[N.C. REAL ESTATE COMMISSION SEAL]~~

27  
28 STATE OF NORTH CAROLINA  
29 RESIDENTIAL PROPERTY AND OWNERS' Association DISCLOSURE STATEMENT

30  
31 Instructions to Property Owners

32  
33 1. ~~The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real~~  
34 ~~estate (single family homes, individual condominiums, townhouses, and the like, and buildings with up to~~  
35 ~~four dwelling units) to furnish buyers a Residential Property and Owners' Association Disclosure Statement~~  
36 ~~("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must~~  
37 ~~be furnished in connection with the sale, exchange, option, and sale under a lease with option to purchase~~  
38 ~~where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for~~  
39 ~~some transactions, including the first sale of a dwelling which has never been inhabited and transactions of~~  
40 ~~residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to~~  
41 ~~occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.~~  
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1 2. ~~You must respond to each of the questions on the following pages of this form by filling in the requested~~  
2 ~~information or by placing a check (✓) in the appropriate box. In responding to questions, you are only~~  
3 ~~obligated to disclose information about which you have actual knowledge.~~

4  
5 a. ~~If you check "Yes" for any question, you must explain your answer and either describe any problem or attach~~  
6 ~~a report from an attorney, engineer, contractor, pest control operator or other expert or public agency~~  
7 ~~describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information~~  
8 ~~contained in it so long as you were not grossly negligent in obtaining or transmitting the information.~~

9  
10 b. ~~If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and~~  
11 ~~you know there is a problem, you may be liable for making an intentional misstatement.~~

12  
13 e. ~~If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the~~  
14 ~~property, even if you have actual knowledge of them or should have known of them.~~

15  
16 d. ~~If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement~~  
17 ~~incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the buyer a corrected~~  
18 ~~Disclosure Statement or correct the problem.~~

19  
20 3. ~~If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for~~  
21 ~~completing and delivering the Disclosure Statement to the buyers; and the broker must disclose any material~~  
22 ~~facts about your property which he or she knows or reasonably should know, regardless of your responses on~~  
23 ~~the Statement.~~

24  
25 4. ~~You must give the completed Disclosure Statement to the buyer no later than the time the buyer makes an~~  
26 ~~offer to purchase your property. If you do not, the buyer can, under certain conditions, cancel any resulting~~  
27 ~~contract (See "Note to Buyers" below). You should give the buyer a copy of the Disclosure Statement~~  
28 ~~containing your signature and keep a copy signed by the buyer for your records.~~

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Note to Buyers

If the owner 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: \_\_\_\_\_  
Owner's Name(s): \_\_\_\_\_  
Owner(s) acknowledge(s) having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.  
  
Owner Signature: \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_  
Owner Signature: \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_  
Buyers 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 owners or owners' agents; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners'

agents or subagents. Buyers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.

Buyer Signature: \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_  
 Buyer Signature: \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_

Property Address/Description: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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.

- |   | Yes                      | No                       | Repre-<br>sentation      |
|---|--------------------------|--------------------------|--------------------------|
| 1. In what year was the dwelling constructed? _____<br>Explain if necessary: _____  |                          |                          | <input type="checkbox"/> |
| 2. Is there any problem, malfunction or defect with the dwelling's 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?   | <input type="checkbox"/> | <input 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"/> Fiber Cement <input type="checkbox"/> Aluminum <input type="checkbox"/> Asbestos <input type="checkbox"/> Other _____<br>(Check all that apply) |                          |                          | <input type="checkbox"/> |
| 4. In what year was the dwelling's roof covering installed? _____<br>(Approximate if no records are available.) Explain if necessary: _____   |                          |                          | <input type="checkbox"/> |
| 5. Is there any leakage or other problem with the dwelling's roof?  | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)?   | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning?   | <input type="checkbox"/> | <input 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)<br>Age of system: _____  |                          |                          | <input type="checkbox"/> |
| 11. What is the dwelling's cooling source? <input type="checkbox"/> Central Forced Air <input type="checkbox"/> Wall/Window Unit(s) <input type="checkbox"/> Other _____ (Check all that apply)<br>Age of system: _____   |                          |                          | <input type="checkbox"/> |

12. What is the dwelling's fuel sources?  Electricity  Natural Gas  Propane  Oil  Other \_\_\_\_\_ (Check all that apply)   
 If the fuel source is stored in a tank, identify whether the tank is  above ground or  below ground, and whether the tank is  leased by seller or  owned by seller. (Check all that apply)
13. What is the dwelling's water supply source?  City/County  Community System  Private Well  Shared Well  Other \_\_\_\_\_ (Check all that apply)
14. The dwelling's water pipes are made of what type of material?  Copper  Galvanized  Plastic  Polybutylene  Other \_\_\_\_\_ (Check all that apply)
15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity or water pressure)?
16. What is the dwelling's sewage disposal system?  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 \_\_\_\_\_ (Check all that apply)
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? \_\_\_\_\_  No records available.
18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?
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 openers, gas logs, or other systems?
20. Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?
21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired?
22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property?
23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?
24. Is the property to be conveyed 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)?
25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) located on or which otherwise affect the property?

26. ~~Is there any noise, odor, smoke, etc. from commercial, industrial or military sources which affects the property?~~
27. ~~Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?~~
28. ~~Is the property subject to any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property?~~
29. ~~Is the property subject to a flood hazard or is the property located in a federally designated flood hazard area?~~
30. ~~Does the property abut or adjoin any private road(s) or street(s)?~~
31. ~~If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street?~~

1 If you answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets if necessary):  
 2 \_\_\_\_\_  
 3 \_\_\_\_\_  
 4 \_\_\_\_\_  
 5 \_\_\_\_\_

6 In lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public  
 7 agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector, or other  
 8 expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.  
 9

10 The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling  
 11 unit(s), sheds, detached garages, or other buildings located thereon.  
 12

13  Yes  No  Representation  
 14

32. ~~Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?~~

15 If you answered "yes" to the question above, please explain (attach additional sheets if necessary):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

33. ~~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 into any blank that does not apply]: (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 \_\_\_\_\_~~

(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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* 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: No  
Repre-  
sentation

	Yes	No	sentation
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

35. As of the date this Disclosure Statement is signed, are there any dues, fees or special assessment which have been duly approved as required by the applicable declaration or by laws, 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:

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against or pending lawsuits involving the planned 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:

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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	Repre- sentation
Management Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Building Maintenance of Property to be Conveyed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Master Insurance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Yard/Landscaping Maintenance of Lot to be Conveyed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Common Areas Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Amenity Maintenance (specify amenities covered) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>Pest Treatment/Extermination</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Street Lights</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Water</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Sewer</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Storm Water Management/Drainage/Ponds</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Internet Service</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Cable</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Private Road Maintenance</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Parking Area Maintenance</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Gate and/or Security</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Other: (specify)</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

1  
 2 Buyer Initials and Date \_\_\_\_\_ Owner Initials and Date \_\_\_\_\_  
 3 Buyer Initials and Date \_\_\_\_\_ Owner Initials and Date \_\_\_\_\_  
 4

5 ~~(b) The form described in Paragraph (a) of this Rule may be reproduced, but the text of the form shall not be altered~~  
 6 ~~or amended in any way.~~

7 ~~(c) The form described in Paragraph (a) of this Rule as amended effective July 1, 2021, applies to all properties placed~~  
 8 ~~on the market on or after July 1, 2021. The form described in Paragraph (a) of this Rule as amended effective July 1,~~  
 9 ~~2018, applies to all properties placed on the market prior to July 1, 2021. If a corrected disclosure statement required~~  
 10 ~~by G.S. 47E-7 is prepared on or after July 1, 2021, for a property placed on the market prior to July 1, 2021, the form~~  
 11 ~~described in Paragraph (a) of this Rule as amended effective July 1, 2021, shall be used.~~

12  
 13 *History Note: Authority G.S. 47E-4(b); 47E-4(b1); 93A-3(c); 93A-6;*  
 14 *Eff. October 1, 1998;*  
 15 *Amended Eff. July 1, 2014; January 1, 2013; January 1, 2012; July 1, 2010; July 1, 2009; January*  
 16 *1, 2008; July 1, 2006; September 1, 2002; July 1, 2000;*  
 17 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. May 1, 2018;*  
 18 *Amended Eff. July 1, 2023; July 1, 2021; July 1, 2018.*  
 19