



WNC Regional Disclosure

PROPERTY ADDRESS: 61 McIntyre Dr, Asheville, NC 28803

BUYER(S):

SELLER(S): CARLOS R ALLEN SR REVOCABLE TRUST U/A/D January 12, 2022 and LILIANA MARIA ALLEN REVOCABLE TRUST U/A/D January 12, 2022

REAL ESTATE FIRM: Mosaic Community Lifestyle Realty("Mosaic")

The buying and selling of vacant or improved real estate is an important transaction that should be approached with care. There are aspects of the transaction that may be impacted by conditions close to or touching the land, as well as issues with the Property itself.

As part of our interest in helping you have a smooth and informed experience, we are providing you with information on topics that we believe are often overlooked in the purchase and sale of real estate. This disclaimer is to help educate you and to help inform you in these topics.

COMMON ISSUES

1. OUTSIDE EXPERTISE: As a licensed, professional Real Estate Agency, Mosaic cannot give advice on certain matters, including but not limited to matters of law, taxation, financing, surveying, land planning, insect infestation, or structural soundness. With any trade that falls outside the scope of real estate brokerage, we will refer you to an outside expert. Mosaic cannot guarantee the quality of any of the professionals that provide services outside of our real estate brokerage. Any opinion that a Mosaic broker gives on areas outside of real estate brokerage should not be considered to be of sound quality, and an area expert should be consulted.

2. AREA REGIONAL AIRPORTS: Noise may be associated with regional airports in Western North Carolina. Many types of aircraft operate from these regional airports with varying traffic patterns depending on the wind and weather conditions. The three main airports are:

The Asheville Regional Airport	The Hendersonville Airport	The Transylvania County Airport
PO Box 817 Fletcher NC 28732	1232 Shepherd Street Hendersonville NC 28792	PO Box 1390 Etowah NC 28729
828-684-2226	828-693-1897	828-877-5801
Located:	Located:	Located:
Near Interstate 26, mile marker 40	1232 Shepherd Street Hendersonville NC	Old Hendersonville Rd Penrose NC

You may contact these airports to inquire into flight patterns and any other matters regarding airport traffic. Other smaller airports or landing strips are located throughout Western North Carolina and you are advised to seek out those airports which may adversely affect the Property.

3. TRAINS: There is possible noise associated with trains traveling through Western North Carolina. In the Asheville area contact Norfolk Southern railways or consult the NCRR Corridor map located at <https://www.ncrr.com/nc-rail-map/> to determine nearby train activity.

4. INTERSTATES AND ROADWAYS: Future roads or planned road projects may affect the Property. The North Carolina Department of Transportation (NCDOT), or other governmental bodies controlling traffic, may have information on pending road projects.

5. MISSION HOSPITAL HELICOPTER: Possible noise is associated with the helicopter serving Mission Hospital, which is located between Biltmore Ave and McDowell Street in Asheville. Mission Hospital (828-213-1111) may provide information as to flight patterns for helicopter service and how it pertains to the location of the Property.

6. LAND & PLANNED ALTERATIONS: Zoning and other restrictions as well as availability of utilities may affect your plans for the Property. Some properties are not accessible by water, sewer, cable, etc. and some may not support a well and/or septic system. Issued permits aren't a guarantee of the availability of utilities. It is up to you to ensure that the Property is suitable for your development plans. Some considerations may be:

a. Whether the Property is serviced by utilities provided by the municipality or whether you will need to install a septic system and a well;

b. Whether the Property can support either/both a septic system and well;

c. Whether the current septic/well system is adequate for planned alterations (For example, would the addition of a bedroom exceed the septic permit?);

d. Whether the land is accessible to: satellite, fiber optic cable, broadband cable network, phone lines, electricity, natural gas lines; and whether the cost of connection for these utilities will fall to you, the Purchaser;

e. Whether easements will be required from neighbors to connect the foregoing to the Property. It is often possible to obtain a quote from electric and other providers to estimate the cost of connection and determine whether easements will be required;

f. Whether the access is adequate for equipment to reach the Property to make alterations. (For example: can the cement truck get to the Property to pour the slab? Can the crane get to the Property to lift the modular home? Do zoning and the grid support an apartment building?)

The availability and estimated cost of these connections are well worth discovering during the negotiation phase of the contract so that they may be considered in the purchase price.

7. DEED RESTRICTIONS, LAND USE and HISTORICAL ORDINANCES: Local, incorporated municipalities, county, state and governmental laws, ordinances and regulations as well as Owner's Associations bylaws, and covenants may affect the use or development of the Property.

Historic District ordinances may affect the Property as well and can be discovered by a review of any local ordinance creating such district or any official map adopted by the locality depicting historic districts, and any materials available from the locality that explain: 1) possible requirements to alter, reconstruct, renovate, restore, or demolish buildings or signs in the local historic district; and 2) the necessity of any local review board or governing body approvals prior to doing any work on a Property located in a local historic district.

Asheville historical district maps and guidelines may be found at: <https://www.ashevillenc.gov/departments/planning-urban-design/historic-resources/historic-district-guidelines/>

An attorney and the planning and inspections department of the municipality or county where the Property is located are additional resources for determining what ordinances or covenants apply to the Property.

DOCUMENTS YOU MAY OBTAIN FROM THE OWNER'S ASSOCIATION/HOA/POA:
- Copy of Declaration and Bylaws, and any amendments thereto
- Copy of Rules and Regulations governing the members
- Copy of the current annual budget
- Information on the previous years' assessments, proposed assessments, and special assessments
- Information on any approved, proposed or pending capital improvements
- Information on the Association reserve account – current balance, method of collecting, etc.
- Information on any pending or threatened litigation
- Minutes of the most recent annual meeting
- If there is a private municipal utility provider, investigate the adequacy of the utility.

8. LONG- AND SHORT-TERM RENTALS: Local Governments, Owner's Associations and Restrictive Covenants may regulate the use of the Property as a rental. If you plan to use the Property as a rental, consult with local authorities and your attorney to determine whether there are restrictions affecting the Property.

9. SQUARE FOOTAGE / ACREAGE AND OTHER PROPERTY MEASUREMENTS: Indications of the square footage of residences, acreage and/or other Property measurements may be found on tax records and MLS or other property listings. These statements are often approximate and are subject to slight variation based on the method of measurement. If you are concerned about the square footage or other measurements of the Property a property appraiser can independently confirm all statements as to the size of the Property.

10. MECHANICAL SYSTEMS: Mechanical systems are the various major systems throughout a home such as the plumbing, electrical and heating/cooling systems. To determine the health of these systems, you may hire a plumber, electrician, HVAC contractor, chimney inspector or other system-specific professional.

11. SURVEY: The Purchase Agreement provides that you may elect to waive a physical survey of the boundary of the Property being acquired and improvements made to the Property to include structures, fences, etc. The lack of a recent survey may affect the insurability of your Property and may result in an exception to coverage in the owner's title insurance policy. A survey will determine the actual boundaries of the Property, the location of easements affecting the Property, encroachments, and compliance with setback requirements among other information.

12. BUILDING PERMITS: Certain improvements or repairs to buildings on properties require permits from the jurisdiction in which the Property is located. Permits are required for some additions, modifications, and remodeling including building construction, electrical, plumbing, mechanical installations, and maintenance. The purpose of a permit is to ensure compliance with the State Building Code. You may determine whether permits have been secured and inspections performed for modifications and alterations that have been made to the Property by contacting the local building department.

13. INDOOR MOLD: While there are no current federal or state laws or regulations establishing residential standards for molds or requiring that inspections for mold be conducted, you may order an inspection that will determine the presence of mold in a building prior to purchase. Mold inspections typically are separate from Wood Destroying Insect Infestation inspections.

14. PARKING PERMITS: Several municipalities have adopted residential parking programs which restrict on-street parking for certain neighborhoods or zones. The local municipality may provide information on applicable parking restrictions.

15. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS): You may request an inspection and moisture test of the EIFS (Exterior Insulation and Finish System or synthetic stucco), at your cost, by an inspector.

16. FUTURE DEVELOPMENT and ADJACENT PARCELS: Future development and construction including both new construction, renovation activity, and public transportation development (e.g. light rail systems) may affect the Property. The planning department of the jurisdiction where the Property is located may have information on any proposed development that will affect the Property. Local media, including print newspapers, television and web-based are additional sources of information pertaining to development projects that are not yet in the application process.

17. "GREEN-BUILT" HOMES: Homes may obtain certification such as Energy Star Qualified, LEED Certified, North Carolina GreenBuilt and NAHB Green Building Standard Homes certifications. Although homes are marketed as 'certified,' many times certification is not obtained prior to sale. Mosaic markets the properties as 'green-built' based on builder submissions to the certification program but has no control over whether certification is finalized. You can verify submissions with the builder and/or consulting with third-party inspectors for green-built construction and verifying certification(s) for existing homes.

18. CONSERVATION EASEMENTS: The Property may be subject to one or more conservation or other easements that should be identified by your attorney during a review of the chain of title. Though these easements reduce the development potential of the property, they can drastically reduce the price.

19. ENVIRONMENTAL DISCLOSURE: Environmental regulations and ordinances concerned with 1) radon gas; 2) asbestos; 3) underground storage tanks; 4) aboveground storage tanks; 5) urea formaldehyde; 6) lead-based paint; and (7) electromagnetic fields; 8) landfills / dump sites may affect the development potential for the Property. Information is available at the Department of Environmental Quality at www.deq.nc.gov.

20. REGISTERED ENVIRONMENTAL SITE: Properties with known contamination or concerns may be registered with the Environmental Protection Agency (EPA), the North Carolina Department of Environment and Natural Resources (NCDENR). More information can be found at:

a. EPA Superfund Sites in North Carolina: <http://www.epa.gov/region4/superfund/sites/sites.html#nc>.

b. EPA Toxics Release Inventory (TRI) Program: <http://www2.epa.gov/toxics-release-inventory-tri-program>

NCDEQ Brownfields Project Map Inventory:

<https://deq.nc.gov/about/divisions/waste-management/waste-managementrules-data/waste-management-gis-maps/brownfields-sites-and-boundaries>

21. STEEP SLOPE, SOIL STABILITY AND GEOTECHNICAL ANALYSIS: Land in the mountains is subject to both instabilities as well sub-soil conditions that can make building more expensive, such as underground bedrock. If you are buying a developed or undeveloped property on a slope and/or plan on building on a property, getting a geotechnical engineer to help examine the soil structure and soil stability is advised. Local municipalities also regulate the building and subdivision of steep slopes in Western North Carolina. The planning department of the governmental jurisdiction in which the Property is located can assist you in determining if the Property is restricted by steep slope regulations.

22. STORMWATER: Steep slopes contribute to stormwater runoff in Western North Carolina. Stormwater controls, such as culverts, are not always visible. Owners are generally responsible for maintaining and fixing stormwater controls located on their property. Although Mosaic may assist you in identifying existing streams on the Property that may indicate the presence of stormwater controls, Mosaic cannot guarantee that unseen stormwater controls are not present. You are responsible for locating all stormwater controls on the Property.

Most counties and municipalities have adopted and enforce a stormwater ordinance. These jurisdictions review and approve all development plans associated with grading, stormwater, and erosion control. A licensed civil engineer should be consulted in regards to plans for developing the property — to help examine stormwater regulations that will need to be complied with.

23. FLOOD HAZARD AREAS & FLOOD INSURANCE: Flood Insurance is available from most insurance companies, the premiums of which are regulated through FEMA's National Flood Insurance Program (NFIP). To ensure the insurability of the Property you may (i) obtain flood certification or mortgage lender determination of whether the Property is located in one or more special flood hazard areas, (ii) review any map of you area depicting special flood hazard areas, or (iii) contact the Federal Emergency Management Agency (FEMA) or visit the website for FEMA's National Flood Insurance Program or the North Carolina Flood Risk Information website at www.fris.nc.gov.

24. ROLL BACK TAXES: Agricultural and horticultural lands may have special taxation under the laws of North Carolina. Converting a property from agricultural to residential use may result in roll back taxes being assessed against the Property. You may inquire of the local taxing authority (i) if the Property is taxed based on a land use category (rather than a fair market basis), (ii) the amount of roll back taxes which may become due and when such taxes are due, and (iii) whether action must be taken such that the Property remains in agricultural land use, if you so desire. Land use categories may include agricultural, horticultural, forest and open space.

25. LEASES / MANAGEMENT AGREEMENT: If you are buying property with existing tenants you may inquire about the existence and terms of any current property management agreement, leases and security deposits. It may be advisable to meet with the tenants directly to confirm information provided to you by the seller.

26. MEGAN'S LAW DISCLOSURE: Information on any sexual offenders registered under Chapter 14 Article 27A (§14-208.5 et seq.) may be obtained by contacting your local police department or online at the NC State Bureau of Investigation sexoffender.ncsbi.gov.

27. POLYBUTYLENE PIPES: Polybutylene plumbing has been used in residences as an alternative to copper plumbing and has been known to fail, resulting in leaks. Additional information is available at: www.polybutylene.com.

28. WATER FRONTAGE AND RIGHTS: If acquiring real Property that is adjacent to, or includes portions of, lakes, rivers and oceans, you may determine whether access to such bodies of water is limited or shared by laws, ordinances, or the property rights of others; or whether the constructions of piers, docks, bulkheads, landscaping and any other home improvements is regulated by state, local and federal laws and regulations by contacting your attorney.

29. HOMEOWNERS INSURANCE: Due to the current volatile nature of the insurance marketplace, it is highly recommended that you obtain homeowners insurance on a property at the beginning of your due diligence period to ensure that you will not have issues obtaining insurance.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Seller:

<i>CLARA MRS ALLEN RENOVATE, LE TRUST</i> 2/19/20 January 12, 2022	dotloop verified 07/01/25 9:50 AM EDT F2Y3-ZEMR-TBA9-UKDO
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 Date: _____

Seller:

<i>CLARA MRS ALLEN SR RENOVATE, LE TRUST</i> 2/19/20 January 12, 2022	dotloop verified 07/01/25 9:19 AM EDT MEBO-GADM-XR3V-6AZQ
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 Date: _____