

Craftsman Built Cottage

Complete Privacy with Long Range Mountain Views



Offered for \$369,900
MLS# 3642687



- *Farmhouse style kitchen with granite counters and stainless commercial style appliances. Breakfast bar.*
- *Beautiful dining/gathering space with natural barn wood and stamped tin ceilings*
- *Living room with hardwood floors and beamed tongue and groove wood ceilings*
- *Artistic details throughout and the beautiful master bedroom and bath are no exception*
- *Shop and garage*
- *The National Forest is close by with hiking and the Appalachian Trail*

Come sit on the deck and enjoy the peace and quiet with only the birds and breeze in the trees for background sounds. Escape to the mountains!



Mountain Home Properties www.mountaindream.com

Contact: Steve DuBose - sdubose@mountaindream.com 828-622-3222

Cindy DuBose - cdubose@mountaindream.com cell 828-734-9158



Residential Property Client Full

1818 Roaring Fork Road, Hot Springs NC 28743-9223

MLS#: **3642687**

Status: **Active**

Subdivision: **None**

Zoning Desc:

Legal Desc: **PB 9/569**

Approx Acres: **11.04**

Lot Desc: **Long Range View, Mountain View, Private**

Category: **Single Family**

Tax Location: **Madison**

Tax Value: **\$270,131**

Approx Lot Dim:

Parcel ID **8737-66-9869**

County: **Madison**

Zoning: **R-A**

Deed Ref **367/469**

Lot/Unit :

Elevation **2500-3000 ft. Elev.,
3000-3500 ft. Elev.**

List Price: **\$369,900**



General Information

Type: **2 Story**
Style: **Cottage**
Construction Type: **Site Built**

HLA

Main: **676**
Upper: **0**
Third: **0**
Lower: **338**
Bsmnt: **0**
Above Grade: **1,014**
Total: **1,014**

Non-HLA Sqft

Main: **0**
Upper: **0**
Third: **0**
Lower: **0**
Bsmnt: **0**
Total: **0**

School Information

Elem: **Hot Springs**
Middle: **Madison**
High: **Madison**

Bldg Information

Beds: **1**
Baths: **1/0**
Year Built: **2017**
New Const: **No**
Prop Compl Date:
Construct Status:
Builder:
Model:
Garage Sqft: **600**

Additional Sqft:

Additional Information

Prop Fin: **Cash, Conventional**
Assumable: **No**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**
Road Responsibility: **Publicly Maintained Road**

Recent: **07/14/2021 : DECR : \$397,700->\$369,900**

Room Information

Room Level	Beds	Baths	Room Type
Main	1	1/0	Bathroom(s), Bedroom(s), Laundry, Living Room, Master Bedroom
Lower	0	0/0	Dining Area, Kitchen, Utility

Features

Parking: **Attached Garage, Garage - 1 Car, Parking Space - 3** Main Level Garage: **Yes**
Driveway: **Gravel** Doors/Windows: **g-Insulated Door(s), g-Insulated Windows**
Laundry: **Main** Fixtures Exceptions: **No**
Foundation: **Slab**
Fireplaces: **Gas Unvented, Living Room, Propane**
Floors: **Tile, Wood**
Equip: **Ceiling Fan(s), Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer**
Interior Feat: **Garage Shop**
Exterior Feat: **Underground Power Lines, Wired Internet Available, Workshop**
Exterior Covering: **Fiber Cement**
Porch: **Deck**

Roof: **Metal**

Utilities

Sewer: **Septic Installed** Water: **Well Installed** Wtr Htr: **Electric**
HVAC: **Ductless/Mini-Split System, Multizone A/C, MultiZone Heat**
Subject To HOA: **None** Subj to CCRs: **Confirm Spcl Assess: No**
Proposed Spcl Assess:

Remarks

Public Remarks: **Farmhouse style cottage in complete privacy with long range mountain views. Craftsman quality. Chef's kitchen with quartz counter tops and stainless commercial style appliances. Beautiful dining/gathering space with natural barn wood and stamped tin ceilings. Breakfast bar. Living room with hardwood floors and beamed tongue and groove wood ceilings. Artistic details throughout and the beautiful master bedroom and bath with hand-made barn doors are no exception! 18 X 30 Shop and garage. Come sit on the deck and enjoy the peace and quiet with only the birds and breeze in the trees for background sounds. The National Forest is close by with hiking and the Appalachian Trail. Escape to the mountains!**
Directions: **From Hot Springs take Hwy. 209 south to right on Meadow Fork Rd. Turn right on Roaring Fork to 1818 Roaring Fork on right.**

Listing Information

DOM: **354** CDOM: **354** Closed Dt:
UC Dt: DDP-End Date: Close Price: Slr Contr: LTC:

Prepared By: Cynthia DuBose

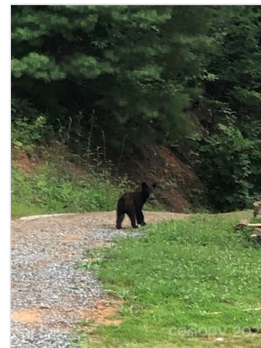
Residential Property Photo Gallery

MLS: [3642687](#)

1818 Roaring Fork Road, Hot Springs NC 28743-9223

List Price: \$369,900






1818 Roaring Fork Rd.

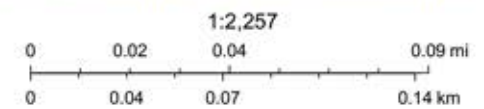


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 2019 Madison County Tax Parcels

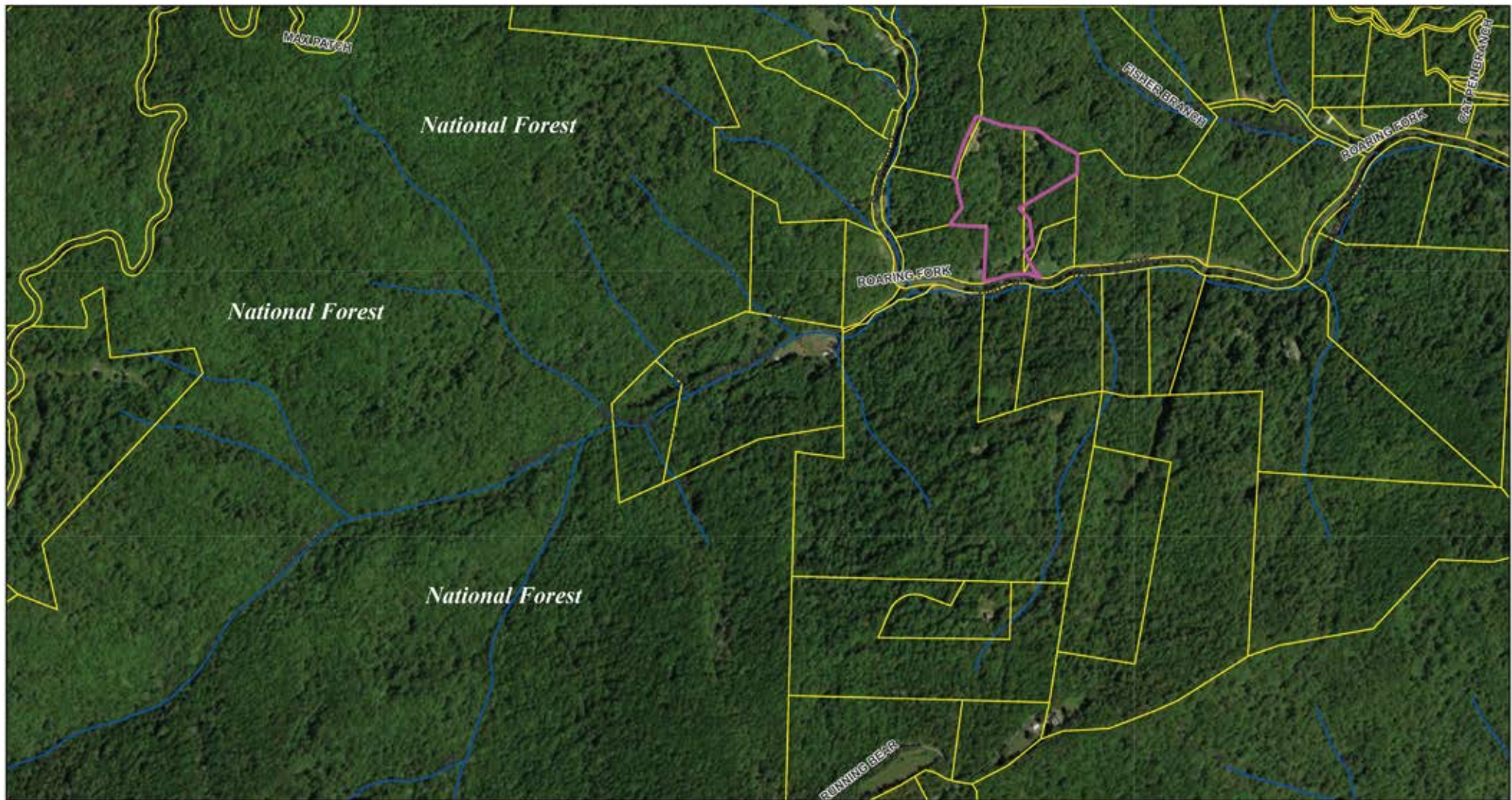
 Roads

 Streams



NC CGIA, Maxar

1818 Roaring Fork Rd.

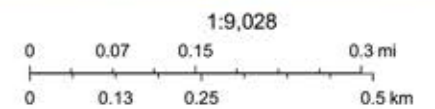


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2019 Madison County Tax Parcels

Roads

Streams



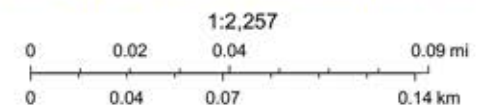
NC CGIA, Maxar

1818 Roaring Fork Rd.

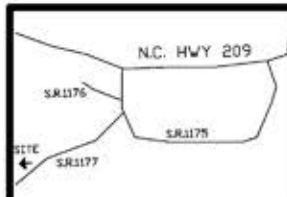


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- 2019 Madison County Tax Parcels
- Roads
- Streams
- 20ft Contours



NC CGIA, Maxar



VICINITY MAP

BK 9 PG 569 - 569 (1) DOC# 340984
This Document eRecorded: 04/07/2021 10:01:04 AM
Fee: \$21.00 DocType: PLAT Tax: \$0.00
Madison County, North Carolina
Mary Jane Wallin, Register of Deeds

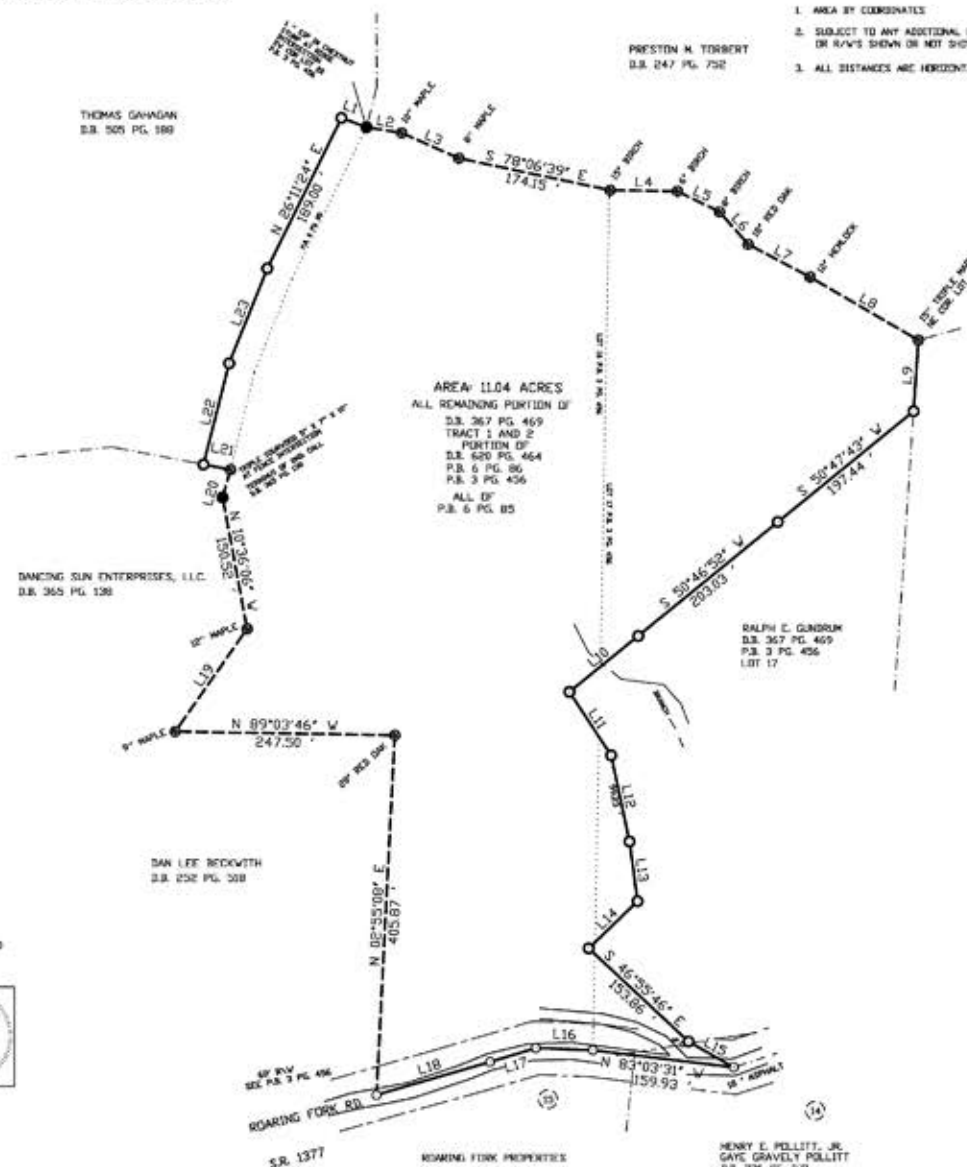
NOTES

1. AREA BY COORDINATES
2. SUBJECT TO ANY ADDITIONAL EASEMENTS OR R/W'S SHOWN OR NOT SHOWN.
3. ALL DISTANCES ARE HORIZONTAL UNLESS NOTED OTHERWISE.

TRUE NORTH
P.B. 3 PG. 456

LEGEND

- TREE (SIZE AND TYPE NOTED)
- 1/2" REBAR SET WITH ID CAP
- EXISTING 3/4" REBAR (UNLESS NOTED)
- UNMARKED POINT
- EXISTING 3/4" IRON PIPE
- UP = UTILITY POLE WITH OVER HEAD LINES
- TRANS = ELECTRIC TRANSFORMER
- LINES NOT SURVEYED DRAWN FROM RECORDS
- SURVEYED BOUNDARY LINE
- RIGHT OF WAY LINES
- TIE LINE ONLY
- CHAIN LINK FENCE
- LINES NOT SURVEYED DRAWN FROM P.B. 3 PG. 456



NUMBER	DIRECTION	DISTANCE
L1	S 69°45'12\"	30.16'
L2	S 80°42'47\"	40.01'
L3	S 66°06'07\"	70.56'
L4	S 89°07'28\"	75.78'
L5	S 63°56'35\"	52.74'
L6	S 41°22'06\"	48.98'
L7	S 62°07'12\"	78.86'
L8	S 59°45'59\"	141.29'
L9	S 03°50'56\"	80.22'
L10	S 59°48'17\"	100.03'
L11	S 33°21'15\"	85.48'
L12	S 12°03'29\"	99.23'
L13	S 07°40'56\"	67.95'
L14	S 46°03'15\"	76.48'
L15	S 60°22'24\"	58.66'
L16	N 87°54'19\"	64.31'
L17	S 73°14'25\"	53.07'
L18	S 73°45'01\"	133.19'
L19	N 34°58'08\"	141.47'
L20	N 15°57'44\"	32.64'
L21	N 79°12'57\"	31.03'
L22	N 14°14'49\"	117.55'
L23	N 21°57'12\"	115.31'

THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, MICHAEL A. MARTIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN PLAT BOOK 3 PG. 456, THAT THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE ADJACENT REFERENCES AS SHOWN) THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AND AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF OCTOBER A.D., 2020

Michael Martin
SURVEYOR

L-4401
REGISTRATION NUMBER



DRY RIDGE LAND SURVEYING, P.A.
18 NORTH MAIN STREET
MARSHALL, NC 28753
PHONE: (828) 777-8444
C-3422

COMPOSITE SURVEY
FOR
RALPH E. GUNDRUM
AND
CONNIE SHAW-GUNDRUM

NO. 8 TWP. MADISON CO., NC
OCTOBER 16, 2020 SCALE: 1"=100'
100 0 100 200 300
Scale 1" = 100'

JOB 20-2197



STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u> </u> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Seller has severed the mineral rights from the property.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Oil and gas rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Seller has severed the oil and gas rights from the property.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.			

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. 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 this 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.

Property Address: **1818 Roaring Fork Rd, Hot Springs, NC 28743-9223**

Owner's Name(s): **Ralph E. Gundrum, Connie Shaw-Gundrum**

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

DocuSigned by:
Owner Signature: Ralph E. Gundrum **Ralph E. Gundrum** Date 7/20/2020
Owner Signature: Connie Shaw Gundrum **Connie Shaw-Gundrum** Date 7/20/2020

Purchaser(s) 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 owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____

REC 4.25

1/1/15



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

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four 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, option, and sale under a lease with option to purchase where the tenant does not occupy or intend 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 transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
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 (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
 - a. If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, 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 inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
 - b. 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.
 - c. If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
 - d. 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.
3. 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 responses on the Disclosure Statement.
4. 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 Buyers" 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 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: 1818 Roaring Fork Rd, Hot Springs, NC 28743-9223

Owner's Name(s): Ralph E. Gundrum, Connie Shaw-Gundrum

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: Ralph E. Gundrum Ralph E. Gundrum Date 7-20-2020
Owner Signature: Connie Shaw-Gundrum Connie Shaw-Gundrum Date 7-20-2020

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: **1818 Roaring Fork Rd, Hot Springs, NC 28743-9223**

House on 12+ acres

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	No Representation
1. In what year was the dwelling constructed? <u>2017</u> 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 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 checked="" type="checkbox"/> Fiber Cement <input type="checkbox"/> Aluminum <input type="checkbox"/> Asbestos <input type="checkbox"/> Other _____ (Check all that apply)			<input type="checkbox"/>
4. In what year was the dwelling's roof covering installed? <u>2017</u> (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 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 type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. What is the dwelling's heat source? <input type="checkbox"/> Furnace <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard <input type="checkbox"/> Other <u>Mini Splits</u> (Check all that apply)... Age of system: <u>3</u>			<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 checked="" type="checkbox"/> Other <u>Mini Splits</u> (Check all that apply)... Age of system: <u>3</u>			<input type="checkbox"/>
12. What are the dwelling's fuel sources? <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input checked="" 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 checked="" type="checkbox"/> above ground or <input type="checkbox"/> below ground, and whether the tank is <input type="checkbox"/> leased by seller or <input checked="" type="checkbox"/> owned by seller. (Check all that apply)			<input type="checkbox"/>
13. What is the dwelling's water supply source? <input type="checkbox"/> City/County <input type="checkbox"/> Community System <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Other _____ (Check all that apply)			<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 checked="" type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input type="checkbox"/> Other <u>PEX</u> (Check all that apply)			<input type="checkbox"/>
15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. What is the dwelling's sewage disposal system? <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Septic Tank with Pump <input type="checkbox"/> Community System <input 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"/>
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? <u>2</u> <input type="checkbox"/> No records available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?	<input type="checkbox"/>	<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 openers, gas logs, or other systems?	<input type="checkbox"/>	<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 (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Buyer Initials and Date _____ Owner Initials and Date REG 7-20-2020

Buyer Initials and Date _____ Owner Initials and Date CSP 7-20-20

- | | Yes | No | No Representation |
|---|--------------------------|-------------------------------------|--------------------------|
| 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?..... | <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 conveyed with the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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)? | <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, 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) which affect the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 26. Is there any noise, odor, smoke, etc. 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 on adjacent property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 28. Is the property the subject of 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?..... | <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 road(s) or street(s)?..... | <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 agreements dealing with the maintenance of the road or street?..... | <input type="checkbox"/> | <input checked="" 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):

In lieu of providing a written explanation, you may attach a written report to 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), sheds, detached garages, or other buildings located thereon.

- | | Yes | No | No Representation |
|--|--------------------------|-------------------------------------|--------------------------|
| 32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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]: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|

• (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 _____

Buyer Initials and Date _____ Owner Initials and Date REF 7-20-2020
 Buyer Initials and Date _____ Owner Initials and Date CEP 7-20-2020

***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.**

	Yes	No	No Representation
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: _____	<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 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: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
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).			
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"/>
Pest Treatment/Extermination.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Lights.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm water Management/Drainage/Ponds.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internet Service.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cable.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Road Maintenance.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Area Maintenance.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gate and/or Security.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buyer Initials and Date _____

Owner Initials and Date REC 7-20-2020

Buyer Initials and Date _____

Owner Initials and Date CD 7-20-2020

CERTIFICATE OF COMPLETION

8737-76-3709
MADISON COUNTY HEALTH DEPARTMENT
140 Health Care Lane
Marshall, NC 28753
828-649-3531

Property Owner: Jacob Worthington
Property Address: 1796 Roaring Fork Rd. Hot Springs Date: 3/10/08
Location:

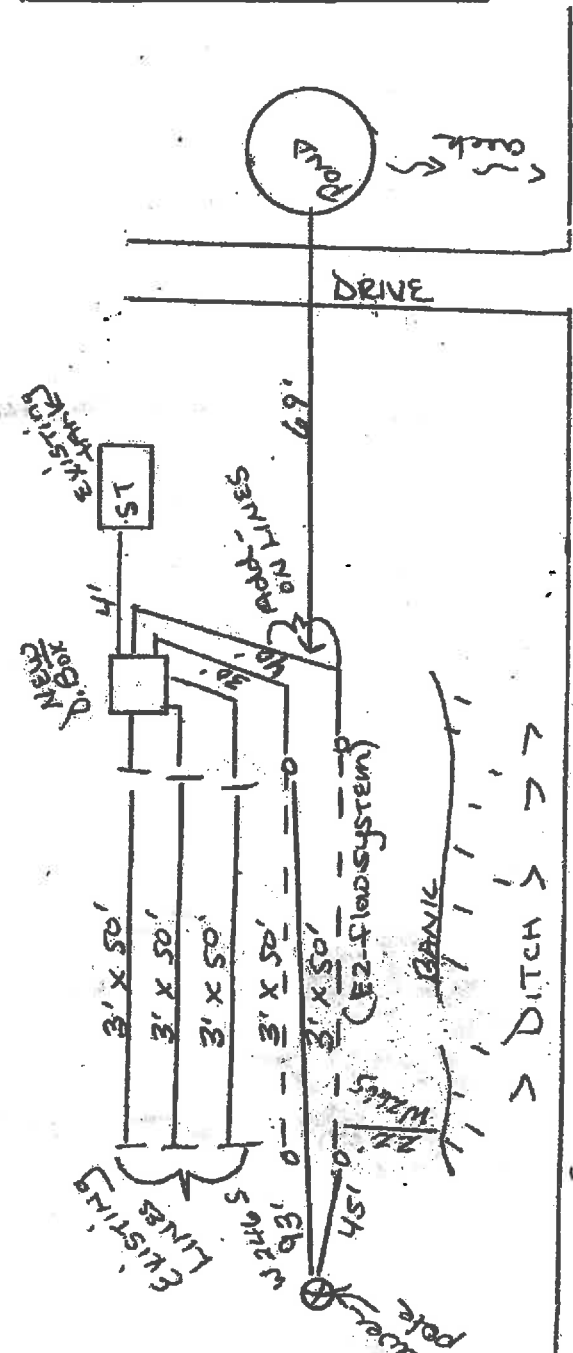
Subdivision: _____ Section: _____ Lot Number: _____
New Septic Tank System ☐ Tank Material: ☐ Concrete ☐ Other ☐ Manufacturer: _____
Built In Place Tank: Material _____ Inside Dimensions: Length _____ Width _____
Nitrification Field: Square Footage _____ Lines _____ Length _____ Width _____
Other Type Disposal: _____ Liquid Capacity: _____
Water Supply: Spring Liquid Capacity: _____
Depth of Gravel: _____

Repair To Existing System ☒ Existing Tank: Yes ☒ No ☐ Material: ☐ Concrete ☐ Block ☐ Other ☐ New Tank ☐ Gal. Liquid Capacity _____
Nft. Field: Existing Square Footage _____ Square Footage Added 300' Total Sq. Footage _____ No. Lines 2 Length 50' Width 3'

SYSTEM DESIGNED FOR:
Residence ☐ Bedrooms _____ Mobile Home ☒ Dw _____ Bedrooms _____
Other Establishment ☐ Type _____

Nearest Distance To Water Supply ≥ 100' Stream ≥ 50' Foundation ≥ 5' Property Line ≥ 10' Installed By: Ken Pangle
Remarks: Keep an eye on water away from septic area
EXISTING SYSTEM NOT (2) 150' lines added. Dr. to add (1) new Bedroom
ADD-ON

Approved: Yes ☒ No ☐ Sanitarian _____
Notice: This approval is issued subject to all the provisions of Rules and Regulations governing the design, installation, cleaning and use of sewage disposal systems in Madison County, Section 1900 of the North Carolina Administrative Code, and Chapter 130, Article 13E of the General Statutes of North Carolina. No person is permitted to make alterations in the design or use of this system other than its designated use without approval of an authorized sanitarian. This approval indicates that this system has been installed in compliance with the standards as set forth in the above regulations, but shall in no way be taken as a guarantee that the system will function satisfactorily for any given period of time.



100% Repair
Drip Irrigation
w/ pre-treatment

NOT TO