

Triangle Area, North Carolina Disclosures

In addition to information that may be disclosed by the seller of residential property on the Residential Property Disclosure Form (<http://www.ncrec.state.nc.us/forms/rec422.pdf>), listed below are items that are important to consider when purchasing real estate in the Raleigh, NC area. **These may not be all the areas that should be investigated and some of these items may not directly apply to the property that you are buying or selling; however, you will want to be aware of them as they may affect the use of the property and real estate values.**

Please pay particular attention to the information on **Radon as it is the #2 cause of lung cancer** in the U.S. and it is even being found in well water in the area. If you have any questions about these conditions or issues, please feel free to contact your real estate broker.

Adjoining Properties: The Seller cannot represent or guarantee the zoning or land usage for property beyond the boundaries of the subdivision as recorded. Please contact the Planning Department of the local town or cities for additional information.

Appraisal: A mortgage lender will require that an appraisal be performed prior to closing; prospective buyers making a cash purchase may obtain the services of a professional appraiser before closing on a home. Appraisals are ordered by a lender through an independent third party.

Asbestos: May be found in older homes. Studies have shown that airborne asbestos is hazardous to your health and has been known to cause cancer and other serious health problems. Information on asbestos in North Carolina is available at www.schs.state.nc.us/epi/asbestos.html

Child Sex Offenders: The North Carolina General Assembly has provided a website <http://sbi.jus.state.nc.us/> to provide the address of registered convicted Child Sex Offenders. Other crime statistics can be found on this website as well.

Home Inspections A home inspection is an evaluation of the visible and accessible systems and components of a home (plumbing system, roof, etc.) and is intended to give the client (usually a homebuyer) an understanding of their condition. It is also important to know what a home inspection is not. It does not guarantee all problems will be found.
<https://www.ncrec.gov/Brochures/Print/HomeInspectionsPrint.pdf>

Homeowner's Association/Restrictive Covenants: A buyer has the right to inquire about the existence of a Homeowner's Association and review any existing or proposed restrictive covenants, regulations, fees and assessments prior to closing on a home.

Lead Paint: Any homes built before 1978 must have a "Lead Based Paint or Lead-Based Hazard Addendum". An EPA pamphlet entitled, "Protect Your Family from Lead in Your House" is available. For more information visit www.schs.state.nc.us/epi/lead.html or call the National Lead Information Center at 1-800-424-5323 or visit their website at <http://www.epa.gov/lead>.

Mineral and Timber Deeds Certain ownership rights can be severed from the land and transferred by deed, such as the harvesting of timber or minerals located on the property. A title search is required to find if the property no longer has these rights. It is recommended that this be done before the end of the due diligence period.

Client Initials: _____ Date: _____

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Municipal Solid Waste Facilities (Sanitary Landfill): Wake County currently operates three facilities: North Wake Sanitary Landfill located off Durant Road between US 1 North and Falls of Neuse Road; North Wake Construction and Demolition Landfill off Durant Road between US 1 North and Falls of Neuse Road; and South Wake Transfer Station off NC 55 between US 1 South at Apex and Holly Springs. For additional information, contact Wake County Solid Waste Management at 919-856-6186 or visit <http://www.wakegov.com/recycling/Pages/default.aspx>

Outer Loop/Highway Development: Local, state and federal road projects such as the I-540 Outer Loop are underway throughout Wake County and will have an impact on surrounding properties. Additional information is available <https://www.ncdot.gov/projects/Pages/default.aspx> or by calling the Planning Departments of the appropriate city or town websites.

Polybutylene Piping: The existence of PBP is not necessarily a problem and it may not be a material fact. Some homeowners have experienced problems with leaking and the failure of connections or certain types of fittings. For additional information: <https://www.nachi.org/pb.htm>

Private Roads/Road Maintenance agreements: Most lenders require disclosure of the existence of any private roads and any related road maintenance agreements and/or expenses. New home builders are required to provide a street disclosure.

Radon: Current EPA guidelines reflect an acceptable level as 4.0 picocuries per liter of air. Radon is present across the Triangle. Radon is a colorless, odorless, tasteless, and radioactive gas. A Radon Inspection Addendum (Standard Form 2A10-T) can be attached to an offer. More information can be found at <https://www.epa.gov/radon> or <http://ncradon.org/Home.html>. Be sure to check each local county website for information on radon in well water like the following example for Wake County: <http://www.wakegov.com/water/wells/notice/pages/default.aspx>

RDU – Air Traffic Noise Abatement Area: Raleigh Durham International Airport (RDU) is located in Wake County along with several smaller airports. To determine the impact of aircraft noise, call the RDU Noise Officer at 919-840-2100 extension 239. The Noise Officer will discuss flight tracks, current aircraft operations, noise disclosure and future growth at the airport. Noise disclosure is necessary for resale of homes located within the noise-impacted area designated by the RDU Composite Airport District Zoning Map. For more information, click: <http://www.rduaircraftnoise.com/rduaircraftnoise/>

Sewage/septic Systems: Buyers may request to have an inspection of on-site sewage treatment systems like septic tanks and related systems in connection with purchasing a home. Vacant properties may require special consideration. A licensed inspector can investigate the viability of a community sewage system or a home that has anything other than a gravity flow septic tank.

Shearon Harris Nuclear Power Plant: The Shearon Harris Nuclear Power Plant, operated by Progress Energy, is located about 10 miles from the city limits of Cary, NC off US I South. The proximity of the nuclear power plant may be important to a buyer. Additional information is available <https://www.nrc.gov/info-finder/reactors/har1.html> or <https://www.townofcary.org/projects-initiatives/alerts-closures/shearon-harris-nuclear-power-plant>

Siding: Class action lawsuits have been filed due to problems related to one or more of the products below. Louisiana Pacific: 1-800-245-2722; Masonite OmniWood: 1-800-256-6990 or Masonite Hardboard: 1-800-330-2722 or www.masoniteclaims.com

Square Footage: For some buyers the amount of square footage is extremely important. The square footage in a home can be measured and calculated by a Real Estate agent or by a licensed appraiser. Guidelines from the NC Real Estate Commission can be found here:

<https://www.ncrec.gov/Brochures/Measurement%20booklet%202013.pdf>

Survey or Termite: Depending on the type of financing a buyer obtains, Some lenders do not require a survey or termite inspection. A buyer has the option to obtain a new survey and termite inspection prior to closing on a home. A Homebuyer's Guide for the Wood-Destroying Insect Report (WDIR)

<http://www.ncagr.gov/SPCAP/structural/pubs/wdir.htm> this is from the North Carolina Department of Agriculture.

Synthetic Stucco: (EIFS – Exterior Insulation and Finish Systems): With synthetic stucco exteriors the possibility of moisture damage to the exterior as well as structural members exists. An inspection of the exterior and interior by a qualified inspector is strongly recommended. See

<https://www.irmi.com/articles/expert-commentary/trouble-breeds-insuring-synthetic-stucco-homes> This is an older report. More current information: <https://www.eima.com/>

Trains: Trains are scheduled by various organizations including, <https://www.amtrak.com/home.html>, <http://www.nscorp.com/content/nscorp/en.html>, <https://www.csx.com/>. In addition, the Light Rail Mass Transit is being planned. For information on the Mass Transit system and any impact to a particular property contact the Triangle Transit Authority at <https://aecom.com/us/projects/triangle-transit-authority/>.

UST (Underground Storage Tanks): If an underground storage tank exists it must comply with state and federal hazardous waste regulations. North Carolina no longer has a clean-up fund to pay for remediation of Underground Storage Tank remediation, so it is important to determine the extent of the contamination prior to closing. Additional information is available at the NC Division of Waste Management: <https://deq.nc.gov/about/divisions/waste-management>

Utility Easements: The recorded subdivision map or survey will reflect all easements on the property known at the time of recording.

Voluntary Agricultural Districts: <https://www.ncagr.gov/Farmlandpreservation/VAD/>

Wake County Public Schools: Each year the Wake County Public School System reassigns some students for various reasons including the opening of new schools. If the school assignment is important, a buyer may request verification of the assignment for a home. Current school assignments are available by address at www.wcpss.net . More information on schools can be found at <https://www.dpi.nc.gov/> and <https://www.greatschools.org/>

Well/Private Water Systems: Testing can be done by a private lab or the County Health Department. The EPA website regarding Drinking Water: It is recommended that wells in certain areas of Wake County be tested for radon. <https://www.epa.gov/ground-water-and-drinking-water> or for NC <https://deq.nc.gov/about/divisions/water-resources/drinking-water/capacity-development/private-wells>