



THOMAS GUERTIN REAL ESTATE

Disclosures

2024

In addition to the NC Residential Property Disclosure form, there are changes and proposed changes that occur every day. Some changes could affect the property you are considering to purchase. Thomas Guertin Real Estate can assist you with questions regarding your home and the surrounding area. Each buyer has different questions and concerns about individual factors that might affect their new home. Below is a list of topics and instructions about how to obtain additional information on those issues.

- **Appraisal:** Your 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.
- **Asbestos:** May be found in older homes. Information on asbestos for North Carolina is available at www.epa.gov/asbestos
- **Homeowners association/Restrictive Covenants:** A buyer has the right to inquire about the existence of a Homeowners Association and review any existing or proposed restrictive covenants, regulations, fees and assessments prior to closing on a home. This information along with contact information should be indicated on the Residential Property Disclosure.
- **Municipal Solid Waste Facilities:** Please see following link for info on county facilities.
<https://deq.nc.gov/about/divisions/waste-management/solid-waste-section/solid-waste-permitted-facility-information-and-guidance/solid-waste-facility-lists>
- **Radon:** Current EPA guidelines reflect an acceptable level as 4.0 Pico Curries Per liter of air or lower. Radon is present in several areas of the Triangle. A Radon Inspection is always encouraged. More information can be found at <http://www.epa.gov/radon/pubs/citguide.html>
- **Wake County Public Schools:** Agents typically provide the current public school assignments for the property with the MLS. Each year Wake County Public School Systems reassign some students for various reasons, including the opening of new schools. For more information on Wake County Schools, please call 919 850-1921 or visit their website at www.assignment.wcpss.net Each county in NC is different. All efforts will be made upon request to find your county schools information.

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- **New Roads:** Local, State and Federal road projects are underway throughout Wake County. The largest of those projects currently is the I-540 Outer Loop. For information on the 540 project and others please contact the local planning office or NCDOT at www.dot.state.nc.us
- **Airplanes:** Raleigh Durham International Airport (RDU) is located in Wake County along with several smaller airports located throughout the county. Depending on the location of your new home, you might experience aircraft related noise from time to time. The RDU Airport Authority is constantly considering changes to the airport. For specific information on flight patterns and other airport activity please refer to www.rdu.com
- **Trains:** There are several active railroads within Wake and other Countys. Please refer to a local map for those locations in relation to your new home. Trains are scheduled by various organizations, including AMTRAK, Norfolk Southern and NC DOT.
- **Adjoining Properties:** It is understood by the Buyer that the seller, or the seller's representatives, can not represent or guarantee the zoning or land usage for the property beyond the boundaries of the subdivision or property address as recorded. Please contact the local town or cities planning staff for additional information.
- **Utility Easements and Power Plants:** The recorded subdivision map will reflect all easements known on the property at the time of recording. Wake County is also the home of the Shearin Harris Nuclear Power Plant operated by Progress Energy. It is located along western border of the county off US1 South.
- **The North Carolina General Assembly has provided a web address for the public to have access to the addresses of registered convicted Child Sex Offenders.** That website is <http://sbi.jus.state.nc.us> Such problems are no more or less common in the Triangle area than elsewhere in other metropolitan areas. The General Assembly has not deemed this information to be a material fact in respect to real property transfers, but we feel you have the right to know how to obtain this information.

Michael Brangle

Print Buyer or Seller Name

Michael Brangle

9/30/2025

C69C4F88712B407...

Buyer or Seller signature

Date

Date

Print Buyer or Seller Agent

Elizabeth Guestin 

9/28/2025

67BC2C8877754D7...

Buyer or Seller Agent Signature

Information deemed RELIABLE but not GUARANTEED

