



General Real Estate Disclosure

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.

Asbestos: May be found in older homes. Information on asbestos in North Carolina is available at <http://www2.epa.gov/asbestos>

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

Contractors: While under contract Firm may recommend inspectors, attorneys, insurance agents, or lenders. These are merely contractors that may have been used before and trusted. Buyers may choose contractors of their choice.

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 and by-laws, regulations, fees and assessments prior to closing on a home. Buyers are encouraged to check by-laws and covenants and confirm with their insurance agent on the correct/prudent policy to obtain.

Lead Paint: Any homes built before 1978 must have a "Lead Based Paint or Lead-Based Hazard Addendum". Visit this website <http://www.epa.gov/lead>.

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.

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

Wake County Highway Projects - N.C.Department of Transportation website that provides information on current and future projects such as the 1/64 Improvements and the US 70 Bypass as well as future projects and other links. More information can be found by visiting www.ncdot.gov.

Polvbutylene Piping: The existence of PBP is not necessarily a problem. Some homeowners have experienced problems with leaking and the failure of connections or certain types of fittings For additional information, please consult a licensed plumber or general contractor.

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.

Proposed Developments: Contact the Proper Authority's Planning Department for the jurisdiction of particular property to confirm any pending or proposed developments that may be a concern to buyer.

Radon: Current EPA guidelines reflect an acceptable level as 4.0 pico curries per liter of air. More information about Radon can be found at <http://www.epa.gov/radon/pubs/hmbyguid.html>.



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. 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 visit <http://www.rduaircraft-noise.com/home/tips-realestate.html>.

Septic System: Buyers may request to have an inspection of 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.

Shearin Harris Nuclear Power Plant: The Shearin Harris Nuclear Power Plant, operated by Duke Energy, is located along the far western border of the county off US I South. The proximity of the nuclear power plant may be important to a buyer. Additional information is available by visiting <http://www.duke-energy.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.

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.

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.

Trains: Trains are scheduled by various organizations. If you are purchasing a home near a train track please contact the proper authority.

USTS (Underground Fuel Storage Tanks): If an underground storage tank exists it must comply with state and federal hazardous waste regulations. Additional information is available at <http://portal.ncdenr.org/web/wm>.

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

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 or by calling 919-850-1600.

Well/Private Water Systems: Testing can be done by a private lab or the County Health Department. The EPA Safe Drinking Water Hotline can be reached at 1-800-4264791 or at <http://water.epa.gov/drink/index.cfm>.

I/we acknowledge receipt of this general disclosure.

Buyer/Seller _____ Date: _____

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