



9121 Anson Way, Suite 200
Raleigh, NC 27615

RALEIGH and Surrounding areas, NORTH CAROLINA AREA MATERIAL FACTS AND DISCLOSURES

Please Read Carefully and Sign at the bottom-

In addition to the NC Residential Property Disclosure form, below are items that are important to consider. These items may or may not apply to the property that you are buying or selling; however, you may want to be aware of them. If you have any questions about these conditions or issues, please feel free to email Ashley Hum at ahum@highgarden.com or call 919-616-5492.

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://epi.publichealth.nc.gov/asbestos/ahmp.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.

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 <http://epi.publichealth.nc.gov/lead/lhmp.html> or call the National Lead Information Center at 1-800-424-5323 or visit their website at <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. A proposal for a new landfill in Holly Springs is currently being disputed in court. 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 at <https://www.ncdot.gov/projects/complete540/> or by calling the Planning Departments of the appropriate city or town under the NC and Local Government Links.

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. <http://www.wakegov.com/projects/Pages/default.aspx>

Polybutylene 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, contact the Consumer Plumbing Recovery Center at 1-800-356-3496 or on their website at” <http://www.polybutylenelawsuit.com/faqgeneral.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.

Firing Range in Holly Springs : Contact the Holly Springs Planning Department at 919-557-3908.

Radon: Current EPA guidelines reflect an acceptable level as 4.0 pico curries per liter of air. Radon is present in several areas of the Triangle. A Radon Inspection Addendum (Standard Form 2A10-T) can be attached to an offer. More information can be found at NC Radon Information or EPA Radon Guidelines.

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: [RDU – Air Traffic Noise](#)

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.

Shearon Harris Nuclear Power Plant: The Shearon Harris Nuclear Power Plant, operated by Progress Energy, is located along the far western border of Wake county off US I South. The proximity of the nuclear power plant may be important to a buyer. Additional information is available by calling 1-800-443-8395 or at: <https://www.duke-energy.com/home>

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 Omni Wood: 1-800-256-6990 or www.masoniteclaims.com

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.

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) for more

Information from the North Carolina Department of Agriculture regarding pest control visit here: NC Dept. of Agriculture Consumer Information

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 the Consumer Reports Article at A surge of lawsuits

Trains: Trains are scheduled by various organizations including Amtrak, Norfolk Southern, CSX, and NC DOT. In addition, the RTP 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 919-549-9999 or visit their website at TTA.

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 the NC Division of Waste Management

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

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. More information on schools can be found at Raleigh Area School Information.

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 EPA Safe Drinking Water.

BUYER: _____ DATE: _____

BUYER: _____ DATE: _____

SELLER: _____ DATE: _____

SELLER: _____ DATE: _____