

CONSIDERATIONS DURING DUE DILIGENCE

NOT LIMITED TO:

Asbestos - May be found in older homes. Should asbestos become airborne it could be hazardous to your health. For asbestos & lead paint inspections. For general information www.epa.gov/asbestos

Gas Pipelines – Search Dominion Resources or Colonial Pipeline Company.

Highway Development - We recommend you contact a qualified source for information on potential and proposed highway improvements construction to determine the possible impact on the property you wish to purchase. The NCDOT and local City planning departments can be consulted. Website: www.ncdot.gov/projects

Homeowners Insurance Coverage – Buyers should contact a homeowner's insurance company to verify that coverage is available and the premium rate prior to making an offer.

Lead Paint - Many homes built before 1978 may have paint that contains lead. Some mini blinds also contain lead. Information can be obtained at www.epa.gov/lead/forms/lead-hotline-national-lead-information-center

Mold –Mold can be found in any home. It has been determined that certain types of mold can cause allergic reactions in some individuals. Information can be found on www.epa.gov

Polybutylene Piping - Common in homes in our area. Simply 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. There is a class action suit pending. It is strongly recommended that you have your home inspector check for the existence of polybutylene piping and any potentially related existing or past problems.

Private Roads / Road Maintenance Agreements - We recommend you inquire about the existence of private roads and any related road maintenance agreements and/or expenses.

Radon - Current EPA guidelines reflect on acceptable level as 4.0 pico curies per liter of air. Radon is present in several areas of our market. A test by a qualified radon inspection company is recommended. Check out the "Homebuyer's and Seller's Guide to Radon" at the following location: www.epa.gov/radon

Railroad Service / Tracks - We recommend investigating the proximity of the property you wish to purchase to any railroad tracks related train schedules.

CSX www.csx.com

Amtrak www.amtrak.com

Norfolk Southern www.nscorp.com

RDU/Air Traffic Noise Abatement Area-The Raleigh Durham Airport Authority has designated certain bands or areas that are subject to air traffic noise as Noise Abatement Areas & requires homeowners to disclose that they are within that designated area. It is up to the prospective purchaser to determine how that may or may not affect their decision to purchase a home. For Info www.rduaircraftnoise.com For flight path map click on Noise Info.

Sanitary Landfill - We have existing and proposed Sanitary Landfills in our market area. You may want to inquire about a home's proximity to any existing or proposed landfill. For additional info: www.wakegov.com/recycling

Shearon Harris Nuclear Plant - Located in Southern Wake County. If the proximity of the Nuclear Power Plant is of importance to you we suggest you inquire about its location from Duke Energy www.duke-energy.com

Siding - Many homes in our area may be finished with a siding material called hardboard or pressboard. A brand most familiar is called Masonite; however other companies manufactured this type of siding using different brand names. This siding is made up of wood fibers held together with glues or resins. If not properly installed and maintained there can be problems such as rot, water absorption, swelling and insect infestation. We strongly recommend a qualified inspector examine any siding material to determine if the product has existing or potential problems.

Synthetic Stucco - EIFS- Exterior Insulation and Finish Systems. Possibility of moisture damage to exterior as well as structural members exists. An inspection of the exterior and the interior by a qualified inspector is strongly recommended. There is a class action stucco suit pending. Search: EIFS or Synthetic Stucco

School Districting – Contact the local county public school system site.