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## **Information Disclosure**

Throughout our growing community, changes and proposed changes occur almost everyday. Some changes could affect the property you are considering purchasing. Your Prudential Carolinas Realty agent will be happy to assist you with questions regarding your home and the surrounding area. However, you are encouraged to investigate on your own, regarding any issues that may be of particular concern to you and your family. We hope this list will be of help to you, but please know that it is not possible to list all items that may affect your home.

### **PROPERTY SPECIFIC ITEMS**

- **Appraisal/Inspection:** We recommend prospective buyers obtain the services of a professional appraiser and home inspector before closing on a home.  
*(Separate Addendum/Disclosure Available)*
- **Asbestos:** May be found in older homes. Should asbestos become air borne it could be hazardous to your health. For web site information on asbestos in North Carolina go to: <http://www.schs.state.nc.us/epi/asbestos.html>
- **Building Codes:** When a question arises about building codes, the authority is the Engineering Division, N.C. Department of Insurance. Ask for a Code Consultant in the area if you have a question about: building, electrical, plumbing or heating for example. Wake County: 919-661-5880 and Durham County: 919-560-4144.
- **Child Sex Offenders:** The North Carolina General Assembly has provided a web address for the public to have access to the address of registered convicted Child Sex Offenders. That address is <http://www.sbi.jus.state.nc.us/>. Such problems are no more or less common in the Triangle than elsewhere in other metropolitan areas.
- **Homeowner's Associations/Restrictive Covenants:** We recommend you inquire about the existence of a Homeowner's Association and review any existing or proposed restrictive covenants, regulations, fees and assessments. *(Separate Addendum/Disclosure Available)*
- **Lead Paint:** Many homes built before 1978 may have paint that contains lead. Some mini blinds also contain lead paint. If you make an offer on a house built prior to 1978 a "Lead-Based Paint or Lead-Based Paint Hazard Addendum" (NCAR form 2-A9-T, 7/2002) will be attached to your offer. You also will be provided with the EPA pamphlet "Protect Your Family From Lead in Your House." Information can be obtained at the National Lead Information Center: 800-424-5323. Web site information on lead-based paint in North Carolina may be found at: <http://www.schs.state.nc.us/epi/lead.html> *(Separate Addendum/Disclosure Available)*

- **LLP Sewage Septic Systems:** Some subdivisions with low-pressure septic systems have had problems. Subdivisions affected as of 7/97 are Banbury Woods, Hollybrook, Manchester, Monticello, Park Ridge, River Oaks, Saddleridge, Sheffield Manor, Stonebridge VI, Stone Creek, Woods of Tiffany and Yates Mill Run. The Wake County Planning Dept. can supply information on any other neighborhoods with problems and LLP neighborhoods that now have City sewer. Their number is 919-856-6222.

- **Mold:** Mold has been found in homes throughout the country. The presence of mold in your home may cause some health problems. To learn more about issues related to mold, please talk with your home inspector and visit the website at [www.epa.gov](http://www.epa.gov).

- **Polybutylene Plastic Pipes:** Better known as "gray or blue pipe". There has been a class action lawsuit with a settlement, but this does not mean that there is enough money in the fund for a full recovery by the homeowner. The majority of the problems occur where plastic fittings were used instead of copper and brass fittings. 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. The North Carolina Real Estate Commission says that the seller need not disclose the fact that a property has polybutylene piping unless they have had one or more leaks. It is strongly recommended that you have your inspector check for the existence of PBP and any potentially related, existing or past problems. The toll free number for the Consumer Plumbing Recovery Center is 800-876-4698.

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

- **Public School Assignments:** It is not uncommon for student assignments to be changed from year to year in some areas. New schools are proposed in many areas. If this is important to you, we strongly recommend that you verify the school assignment for any houses you might be interested in before making an offer. For more information please call the Wake County Public School System at 919-850-1600 or visit their website at [www.wcpss.net](http://www.wcpss.net) or Durham Public Schools at 919-560-2059 or visit their website at [www.dpsnc.net](http://www.dpsnc.net)

- **Radon:** Buyers have the right to have a test conducted along with the home inspection. Current EPA guidelines reflect an acceptable level as 4.0 pico curies per liter of air. Wake County has a few "hot spots" but is relatively free of excessive levels of radon gas. It is recommended that you check with a qualified radon inspection company for advice as to testing or ask the advice of your home inspector. (*Separate Addendum/Disclosure Available*)

- **Septic System:** We recommend buyers have an inspection of septic tanks and related systems in connection with purchasing a home. Vacant properties may require special consideration. If you are purchasing a home with a community sewage system or a home that has anything other than a gravity flow septic tank, it is recommended that you investigate the viability of the system by contacting the Wake County Health Department at 919-250-4400 or Durham County Health Department 919-560-7800.

- **Siding:** Many homes in our area may be furnished with one of the siding materials listed below. Class action law suits have been filed due to problems related to one or more of these products. We strongly recommend a qualified inspector examine any siding materials to determine the product and existing or potential problems.

**Louisiana Pacific**-800-245-2722

**Georgia Pacific**-888-882-5246

**Masonite Hardboard Siding:** 800-330-2722, <http://www.kinsella.com/masonite>

**Masonite Omni Wood:** 800-256-6990, <http://www.masoniteclaims.com>

- **Square Footage:** The measurements and square footage of homes listed in the Multiple Listing Service were measured and calculated by the Listing Agent; a licensed real estate professional. It was entered into the Multiple Listing Service by that agent or the listing company. As per the Multiple Listing Service printout, this information is deemed reliable but not guaranteed.

If the square footage of the home is important to you as a purchaser, we recommend you obtain the services of an appraiser or other professional to confirm the square footage and measurements. This could be entered as a contingency to your Offer to Purchase and Contract.

- **Stucco:** (EIFS: Exterior Insulating and Finishing System): With synthetic stucco exteriors, the possibility of moisture damage exists. Therefore, an inspection of the interior and exterior by a qualified inspector is strongly recommended. The North Carolina Real Estate Commission has determined that the presence of synthetic stucco is a material fact and that the seller must disclose to the potential buyers its existence, even if it was removed. There is a class action stucco suit pending. Web site information: <http://www.kinsella.com>. (*Separate Addendum/Disclosure Available*)

- **Survey or Termite:** Some lenders do not require a survey or termite inspection depending upon the type of financing a buyer obtains. We recommend you have a survey and termite inspection before closing on a home.

- **USTS:** Underground Fuel Storage Tanks. If an underground storage tank exists and it is no longer being used, it is recommended an inspection be done to be sure it complies with state and federal regulations regarding hazardous waste. For web site information on the North Carolina residential clean up fund and other details go to: <http://www.ust.enr.state.nc.us>

- **Well/Private Water Systems:** We recommend prospective buyers have an inspection and water testing done by a private lab or the County Health Department. EPA Safe Drinking Water Hotline: 800-426-4791. Durham County Health Department 919-560-7800.

## EXTERNAL INFLUENCES

- **Highway Development:** Many Local, State and Federal road projects are underway throughout Wake County. The largest of those projects is the "I-540 Outer Loop". This road will eventually make a full circle around Raleigh, Cary and Apex. Other major road projects include, but are not limited to, the Hwy 64 by-pass, Fuquay and Apex by-pass and the Hwy 98 by-pass for Wake Forest. The general information number for the Department of Transportation is 919-733-3109. Visit their website at [www.dot.state.nc.us](http://www.dot.state.nc.us). The number for the Wake County Planning Department concerning the proposed County bypass is 919-856-6310. Raleigh Planning Department 919-890-3125, Cary Planning Department 919-469-4082, Durham Planning Department 919-560-4137, Fuquay-Varina Planning Department 919-552-1429, Holly Springs Planning Department 919-557-3908, and Morrisville Planning Department 919-463-6200. (*Separate Addendum/Disclosure Available*)
- **Landfills or Public "Dumps":** There is noise and may be odors associated with active landfills and possible odors associated with landfills that have been closed. Some of these include the landfill east of Falls River and on the north side of Durant Road; landfill on the south side of US 64 East and east side of New Hope Road and a proposed landfill in Holly Springs.
- **Municipal Solid Waste Facilities (Sanitary Landfill):** The County's operating Municipal Solid Waste Facility is located on Durant Road between Falls of the Neuse and Capital Blvd. It is scheduled to be replaced in 2004 by a new facility planned on Hwy 55 between Apex and Holly Springs. There are other types of landfills operating at this time, but none receive garbage. To obtain additional information you can contact Wake County Solid Waste Management-919-856-6186. Durham County Solid Waste Management-919-560-4185 (Located at 1833 Camden Avenue)
- **Power Line Easements:** For information call Progress Energy at 919-546-6111.
- **Railroad Service/Tracks:** We recommend investigating the proximity of the property you wish to purchase to any railroad tracks. For information on related train schedules call: 800-872-7245, Norfolk Southern 919-831-3056 or 919-831-3049, CSX 851-0802.
- **RDU Airport:** 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, it is possible that you may experience aircraft related noise from time to time. The RDU Airport Authority is constantly considering changes to the airport. Sellers are required to provide written disclosures in areas affected by the significant noise from the airport. Call the RDU Noise Hotline at 919-840-2113 for more information or visit their website at [www.rdu.com](http://www.rdu.com). (*Separate Addendum/Disclosure Available*)
- **Rock Quarries:** Several quarries are located within Wake County. Contact Nello Teer at 919-380-8006 or Martin Marietta at 919-781-4550.
- **Sherron Harris Nuclear Plant:** Progress Energy operates a nuclear power generating facility in New Hill, North Carolina, known as the Sherron Harris Facility. The plant site has recently expanded its spent rod storage facility. It is located approximately seven miles from

Apex, 22 miles southwest of Raleigh, and 22 miles northeast of Sanford. Information is available by calling the Plant Welcome Center at 919-362-3261 or Progress Energy at 1-800-443-8395. Their web address is [www.progress-energy.com](http://www.progress-energy.com).

- **Trains:** There are several active railroads within Wake County. 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 DOT. In addition, the RTP Light Rail Mass Transit is now being planned. For information on the Mass Transit, contact the Triangle Transit Authority at 919-549-9999.

- **Vacant Land in Close Proximity:** We recommend prospective buyers inquire as to the zoning ordinances and possible land use development of adjacent or nearby property. For information call: Zoning Section/Construction Division with City of Raleigh Inspections 919-890-3455. Durham Planning and Zoning 919-560-4137.

Note: Some of the information presented in this disclosure applies to houses anywhere in the region. Other information is specific to Durham and Wake Counties. Each surrounding county has similar agencies, which will assist you.

Received and Acknowledge:

Client/Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Client/Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

**Prudential Carolinas Realty**

Agent: \_\_\_\_\_

Property Address: \_\_\_\_\_