



## Inspections and Services Disclosures

**Transition Realty, Inc.** recommends all prospective purchasers obtain the services of professionals or licensed contractors to perform applicable inspections in connection with purchasing a home. It is important that you consider certain conditions or issues that may or may not affect the property you wish to purchase. It has been our experience that the existence of one or more of these property-specific items is not necessarily negative. Still, buyers want to be informed in order to give these issues further consideration or choose to have further investigations or inspections. Listed in the following pages are items that we believe are important to consider, although all of these items may not apply to property that you are considering for purchase. If you have any questions about these, please ask your Transition Realty agent. Please acknowledge receipt of this disclosure by signing on the last page.

### PROPERTY SPECIFIC ITEMS

1. Synthetic Stucco – EIFS, Exterior Insulation and Finish Systems. The possibility of moisture damage to exterior as well as structural members exists. An inspection of the exterior and interior by a qualified inspector is strongly recommended. There is a class action suit. Web site information: <http://www.ncstucco.com/>
2. Radon – Current EPA guidelines reflect an acceptable level as less than 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. A list of Certified Radon Mitigation Providers can be found at <http://www.ncradon.org/list-mitigation.htm>
3. 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-A-9) will be attached to your offer. You will also be provided with the EPA pamphlet “Protect Your Family From Lead in Your House.” Information can be obtained at the National Lead Information Center: 1(800)424-5323 or by calling Health Hazards Control at (919) 733-1110. Web site information on lead based paint in North Carolina may be found at <http://epi.publichealth.nc.gov/lead.html>.
4. Asbestos – May be found in older homes. Should asbestos become airborne it could be hazardous to your health. For web site information on asbestos in North Carolina, go to: <http://epi.publichealth.nc.gov/asbestos.html>. Asbestos can be found in a variety of building materials including (but not limited to) acoustical ceiling tiles; thermal insulation of boilers and pipes; asbestos cement boards, cement asbestos siding and roofing; tile and sheet floor coverings, and some popcorn ceilings.
5. 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://portal.ncdenr.org/web/wm>.
6. 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. It is strongly recommended that you have your inspector check for the existence of polybutylene piping and any potentially related existing or past problems. For information contact Consumer Plumbing Recovery Center at (800)356-3496 or <http://www.pbpipe.com/>.

7. Siding – Many homes in our area may be finished 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.

Masonite Omni Wood – 1(800) 256-6990; <http://www.masoniteclaims.com/>

Masonite Hardboard – 1(800) 330-2722; [http://propex.com/C\\_f\\_env\\_masonite.htm](http://propex.com/C_f_env_masonite.htm)

8. Mold - Most types of mold that are routinely encountered in homes are not hazardous to healthy individuals. However, too much exposure to a certain type of mold (example: stachybotrys chartarum) may cause or worsen conditions such as asthma, hay fever, or other allergies. If you are concerned about mold, you can find more information at <http://www.epa.gov/mold/> or <http://www.epa.gov/mold/moldresources.html>.

9. Aluminum Wiring - Some electrical contractors used aluminum circuit wiring instead of copper wiring, primarily in the 1960's and 1970's, as a way to save money and lower construction costs. A number of electrical fires have been attributed to aluminum wiring. Web site information:

<http://www.cpsc.gov/CPSCPUB/PREREL/prhtml03/03144.html>

<http://www.cpsc.gov/CPSCPUB/PREREL/prhtml74/74040.html>

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

11. Private Wells – 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 – 1-800-426-4791

Wake County Environmental 919-856-7400; <http://www.wakegov.com/environment/default.htm>

Orange County: <http://www.co.orange.nc.us/envhlth/>

Durham: [http://www.durhamcountync.gov/departments/phth/Environmental\\_Health.html](http://www.durhamcountync.gov/departments/phth/Environmental_Health.html)

Chatham: <http://www.chathamnc.org/Index.aspx?page=134>

12. Community Water System—We recommend that prospective buyers request a copy of the "Consumer Confidence Report" as required by EPA. This annual report may be obtained from the Sellers, or by contacting the company that maintains the system for that neighborhood. All community water systems must prepare and distribute annual reports about the water they provide, including information on detected contaminants, possible health effects, and the water's source. General information about water quality is available by calling the EPA's Safe Drinking Water Hotline at 800-426-4791 or by visiting: <http://water.epa.gov/drink/index.cfm>.

13. 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. It is also important to make sure that the number of bedrooms in the home matches the number allowed for in the septic permit. 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:

Wake County 919-856-7400 <http://www.wakegov.com/water/wastewater/default.htm>

Durham County: 919-560-7650;

[http://www.durhamcountync.gov/departments/phth/Environmental\\_Health.html](http://www.durhamcountync.gov/departments/phth/Environmental_Health.html)

Orange County: 919-245-2411; <http://www.co.orange.nc.us/envhlth/index.asp>

Chatham County: 919-542-8214 <http://www.chathamnc.org/Index.aspx?page=119>

14. Appraisal – We recommend prospective buyers obtain the services of a professional appraiser before closing on a home.

15. Building Codes – When a question arises about building codes, the authority is the Engineering Division, NC Department of Insurance. Ask for a Code Consultant in the area you have a question about – for example, building, electrical, plumbing or heating. (919)661-5880;

[http://www.ncdoi.com/OSFM/Engineering/engineering\\_home.asp](http://www.ncdoi.com/OSFM/Engineering/engineering_home.asp).

16. School Attendance Assignments – Wake County’s school attendance plan is in a constant state of change. 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. You may do that by calling:

Wake County Schools at (919)850-1600 or by going to <http://www.wcpss.net/>

Durham: 919-560-2000 <http://www.dpsnc.net/>

Chapel Hill-Carrboro: 919-967-8216; [www.chccs.k12.nc.us](http://www.chccs.k12.nc.us)

Orange County: 919-732-8126 [www.orange.k12.nc.us/](http://www.orange.k12.nc.us/)

Chatham County: 919-542-3626 [www.chatham.k12.nc.us/](http://www.chatham.k12.nc.us/)

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

18. 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 prior to making an offer.

19. Unpermitted Improvements – We recommend you inquire about the existence of any improvements that may have been made to the property, where the proper permits were not obtained.

20. Verification of Square Footage and Property Size – If the square footage of the home and/or the property size/dimension are important to you, we recommend you obtain the services of an appraiser, registered surveyor, or other professional to verify the accuracy of the information you have received.

21. Insurance Availability/Affordability – If you are concerned that insurance may not be available or affordable on your new home, please attach this addendum. Affordable insurance can sometimes be difficult to obtain because of previous claims by the insured, previous claims on the property, and other issues.

## EXTERNAL INFLUENCES

22. 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 and requires homeowners to disclose they are within that designated area. It is up to the prospective buyer to determine how that may or may not affect their decision to purchase a particular home. For information call: Raleigh Durham Airport Authority – (919)840-2100 or visit [www.rduaircraftnoise.com](http://www.rduaircraftnoise.com).

23. 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:

City of Raleigh: (919) 516-2626

Wake County: (919) 856-6335; <http://www.wakegov.com/planning/zoning/default.htm>

Cary: (919) 469-4340

Durham: 919-560-4137 [www.ci.durham.nc.us/departments/planning/](http://www.ci.durham.nc.us/departments/planning/)

Chapel Hill: 919-968-2728 [www.townofchapelhill.org/planning/](http://www.townofchapelhill.org/planning/)

Orange County: 919- 967-9251 [www.co.orange.nc.us/planning/](http://www.co.orange.nc.us/planning/)

Chatham County: 919-542-8204 <http://www.chathamnc.org/Index.aspx?page=223>

24. Highway Development and Construction – We recommend you contact a qualified source for information on potential and proposed highway improvements or construction to determine the possible impact on the property you wish to purchase. For Department of Transportation information, call: 1-877-250-4016 or go to [www.ncdot.org/construction](http://www.ncdot.org/construction).

25. Railroad Service/Tracks – We recommend investigating the proximity of any railroad tracks to the property you wish to purchase. For information on related train schedules, call: 1(800)872-7245, Norfolk Southern (919)831-3052 or Amtrak, <http://www.amtrak.com/servlet/ContentServer?pagename=Amtrak/HomePage>. Please note that these may not be all the trains that use the tracks in question.

26. Municipal Solid Waste Facilities –To obtain additional information, you can contact Wake County Solid Waste Management at (919)856-5430 [www.wakegov.com/recycling](http://www.wakegov.com/recycling)  
Durham City: 919-560-1200, [www.durhamnc.gov/departments/solid](http://www.durhamnc.gov/departments/solid)  
Durham County: 919-560-0430, [www.co.durham.nc.us/departments/gnsv/Solid\\_Waste\\_Division.html](http://www.co.durham.nc.us/departments/gnsv/Solid_Waste_Division.html)  
Orange County: 919-968-2788, [www.co.orange.nc.us/recycling/](http://www.co.orange.nc.us/recycling/)  
Chatham County: 919-542-5516, <http://www.chathamnc.org/Index.aspx?page=132>

27. Shearon Harris Nuclear Plant – Located in Southern Wake County near New Hill, NC. If the proximity of the Nuclear Power Plant is of importance to you, we suggest you inquire about its location in relationship to the home you wish to purchase. A map of the 10-mile area around the Harris plant is available at [www.progress-energy.com/aboutenergy/powerplants/harris.pdf](http://www.progress-energy.com/aboutenergy/powerplants/harris.pdf). Obtain additional information from Progress Energy at the Harris Visitor Center, (919)362-3261.

28. Drought Conditions – We recommend determining whether the property is located within an area currently impacted by drought conditions. If a drought is affecting the area, certain water use restrictions may be in place regarding outdoor irrigation systems among other water use reduction standards. For specific information and recommendations visit [www.ncdrought.org](http://www.ncdrought.org).

29. North Carolina Sex Offender and Public Protection Registry – North Carolina law requires sex offenders who have been convicted of certain offenses to register with their county sheriff. Information about offenders is then entered into the Registry database by the sheriff’s office and transmitted to the NC State Bureau of Investigation. The North Carolina State Bureau of Investigation collects information submitted by sheriffs in all 100 counties in the state and makes it available to the public via the Sex Offender Registry website: <http://sexoffender.ncdoj.gov/>

**Received and Acknowledged:**

**Client/Buyer:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Client/Buyer:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Transition Realty, Inc.**

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

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

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Buyer Initials

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