



If you are buying a house – Here are some questions to ask your realtor:

What is the impervious surface limit for the property?

- It is usually either 30% or 12% in Wake County. The number to call to find out is (919) 856-6335. Just give them the address and ask for the impervious limit for that address.

What are the setbacks from the property line for a detached garage? Are there any other restrictions? Height, how far from the street is a corner lot, how far from the buildings including the house? Any Easements?

- If you call them, ask for the setbacks for a detached garage. This is how far from the property lines you must be. Most garages can't be taller than the house.

Can I have a plot plan of the property?

- Sometimes the impervious limits are on the plot plan. If possible, get a plan or survey. It tells you a lot and is more accurate than the Wake County aerial.

HOA? You need to know what their restrictions are.

- We don't do brick foundations, so they need to be OK with a monolithic slab foundation with same siding (vinyl, hardiplank, or cedar) and same shingles. Most HOA's are OK with this.

Where is the septic and well?

- You can't be on the tank or lines and you can't drive over the septic lines. You must be at least 25 feet from a well.

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