

Seller Homework: Information for Prospective Buyers

Address 201 Person St, Oxford NC 27565

1st HOA ☐ Y / ☒ N Mgmt Co. _____ Dues _____ ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually

2nd HOA ☐ Y / ☒ N Mgmt Co. _____ Dues _____ ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually

Are you aware of any special assessments? ☐ Y / ☒ N Cost _____ For _____

Even if you do not have an HOA, are there any restrictive covenants that must be followed? ☐ Yes / ☒ No / ☐ Not Sure

Systems Information:

HVAC: ☐ 1 Unit ☒ Dual Zone ☐ 3 Zone Unit 1 Age 2023 Unit 2 Age 2023 Unit 3 Age _____

Heat Type: ☒ Forced Air ☐ Heat Pump Heat Source: ☐ Electric Fuel ☐ Natural Gas ☐ Propane

Service Agreement in place? ☐ Y / ☒ N Company _____

Water heater: ☒ Electric ☐ Natural Gas ☐ Tankless Age _____ Location _____

Fireplace: ☐ Y / ☒ N ☐ Wood burning ☐ Gas logs Do you use it? ☐ Y / ☒ N Last time inspected? _____

Roof: Age 1 yr ☐ Warranty (15/25/30/50 Year) Company _____

Foundation: ☒ Crawl ☐ Slab ☒ Unfinished basement ☐ Finished basement

Home Warranty: ☐ Y / ☒ N Company _____

Transferable termite bond: ☐ Y / ☒ N Company _____ Transfer Fee _____

Security system: ☒ Y / ☐ N Company Diverse Security Cost 110 ev 3 mos approx

IF APPLICABLE: Mailbox number: _____ Parking space number(s): _____

Maintenance Upgrades (ex: roof, water heater, HVAC, etc.)

<u>Year</u>	<u>Item Upgraded</u>
<u>2023</u>	<u>New Windows installed, new HVAC</u>
<u>2024</u>	<u>New Roof, and gutter protection</u>
<u>2023</u>	<u>Garage and foundation added; new gravel driveway in the rear</u>
<u>2023</u>	<u>All new appliances</u>
<u>2023</u>	<u>New toilet, sink in bath and new shower in bath</u>

Cosmetic Upgrades (ex: countertops, light fixtures, etc.)

<u>Year</u>	<u>Item Upgraded</u>
<u>2023</u>	<u>Granite counter tops added, all new light fixtures in home including can lights in Bath</u>
<u>2023</u>	<u>Ship lap ceilings, Crown moulding added, Trim and paint on all walls, and front door</u>
<u>2023</u>	<u>Added pantry and laundry closet in kitchen</u>
<u>2023</u>	<u>refinished hard wood floors, all new tiles in bath and kitchen, new carpets everywhere else</u>
<u>2025</u>	<u>Updated landscaping</u>