

Seller Homework: Information for Prospective Buyers

Address 817 Edgeware Way Wake forest 27587

1st HOA ☒ Y ☐ N Mgmt Co. Rogers Mgmt Dues 139 ☐ 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 10/24 Unit 2 Age 10/24 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 2019 Location Gargage

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

Roof: Age 2024 ☒ Warranty (15/25/30/50 Year) Company RC Rooofing 5 year guarantee

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

Home Warranty: ☐ Y ☒ N Company _____

Transferable termite bond: ☐ Y ☒ N Company Advance Pest Control Transfer Fee 20

Security system: ☐ Y ☒ N Company _____ Cost _____

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

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

<u>Year</u>	<u>Item Upgraded</u>
<u>2024</u>	<u>Roof Replaced</u>
<u>2024</u>	<u>HVAC Replaced</u>
<u>2025</u>	<u>Crawl space sheeting replaced</u>
<u>2025</u>	<u>Dishwasher/stove/Refrigerator</u>
<u>2020</u>	<u>Screened porch</u>

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

<u>Year</u>	<u>Item Upgraded</u>
<u>2025</u>	<u>Quartz countertops installed</u>
<u>2025</u>	<u>Kitchen flooring</u>
<u>2026</u>	<u>LVP installed</u>
<u>2026</u>	<u>New carpet installed</u>
<u>2026</u>	<u>Paint</u>
<u>2018</u>	<u>Steel Picket fence</u>