

Seller Homework: Information for Prospective Buyers

Address 1013 Home Garden Ct, Wake Forest, NC 27587

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 2018 Unit 2 Age 2017 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 2018 Location Attic

Fireplace: Y / N ☐ Wood burning ☒ Gas logs Do you use it? Y / N Last time inspected? 2019

Roof: Age 0 ☒ Warranty (15/25/30/50 Year) Company Jackson Roofing

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 Previous w/ CPI Cost —

IF APPLICABLE: Mailbox number: N/A Parking space number(s): N/A

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

Year	Item Upgraded
<u>2025</u>	<u>Roof installed - Lifetime warranty - Certaineed</u>
<u>2025</u>	<u>Gutters w/ Gutterguards (seamless 6")</u> <u>Landmark</u>
_____	_____
_____	_____
_____	_____

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

Year	Item Upgraded
<u>2025</u>	<u>Refrigerator</u>
<u>2025</u>	<u>Microwave</u>
<u>2025</u>	<u>1/2 Bath painted</u>
<u>2025</u>	<u>Both upstairs full baths painted</u>
<u>2025</u>	<u>Roof, Gutter Guards & Gutters installed</u>
<u>2025</u>	<u>Deck Re-stained</u>