

Seller Homework: Information for Prospective Buyers

Address 6633 Rest Haven Drive, Raleigh, NC 27612

1st HOA ☒ Y / ☐ N Mgmt Co. Charleston Dues 275⁰⁰ ☐ 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 2007 Unit 3 Age 2007

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 New 2026 Location AHIC

Fireplace: ☒ Y / ☐ N ☐ Wood burning ☒ Gas logs Do you use it? ☒ Y / ☐ N Last time inspected? 2007

Roof: Age 19 yrs ☐ 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 Pest & Termite Consultants Transfer Fee ?

Security system: ☒ Y / ☐ N Company We have a security system but no provider Cost n/a

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

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

Year	Item Upgraded
<u>2026</u>	<u>Hot Water Heater</u>
<u>2023</u>	<u>Large Upstairs HVAC Zone</u>
<u>2026</u>	<u>Exterior repainted in January</u>

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

Year	Item Upgraded
	<u>See attached list</u>