

Seller Homework: Information for Prospective Buyers

Address 7636 Birchmoor Way Raleigh NC 27616

1st HOA ☐ ☐ Y/N Mgmt Co. Cedar Mgmt Dues 100.00 ☒ 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 _____ Unit 2 Age _____ 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 13 Location Garage

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

Roof: Age 13 ☐ 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 _____ Cost _____

IF APPLICABLE: Mailbox number: 7636 Parking space number(s): _____

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

Year

Item Upgraded

24/25 Outdoor compressor, condensor and indoor
evaporator coil for both units

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

Year

Item Upgraded

2026 New LVP flooring downstairs, 3 bathrooms and
Laundry Room