

Seller Homework: Information for Prospective Buyers

Address 7243 Capulin Crest Drive Apex NC 27539

1st HOA ☒ Y / ☐ N Mgmt Co. First Service Residential Dues 444.05 ☐ 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 4 Unit 2 Age 4 Unit 3 Age

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

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

Water heater: ☐ Electric ☒ Natural Gas ☐ Tankless Age Unknown Location Garage

Fireplace: ☒ Y / ☐ N ☐ Wood burning ☒ Gas logs Do you use it? ☐ Y / ☒ N Last time inspected? 2022

Roof: Age 6 ☐ Warranty (15/25/30/50 Year) Company Unkown

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: Parking space number(s):

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

<u>Year</u>	<u>Item Upgraded</u>
<u>2020</u>	<u>Roof</u>
<u>2022</u>	<u>1 dual zoned Trane Package Unit & 1 Trane heat pump</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

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

<u>Year</u>	<u>Item Upgraded</u>
<u>2024</u>	<u>Chamberlain garage door opener</u>
<u>2023</u>	<u>Kitchen fully remodeled with all wood cabinets, Blum hardware & quartz counter</u>
<u>2023</u>	<u>Laundry room remodeled</u>
<u>2022</u>	<u>Crawlspace fully encapsulated</u>
<u>2025</u>	<u>First floor site finished hardwood was sanded and refinished</u>
<u>2024</u>	<u>EV charger port added to garage with EcoFlow Smart Home Panel 2</u>