

Seller Homework: Information for Prospective Buyers

Address 105 Chilmark Ridge Drive, Holly Springs, NC 27540

1st HOA ☒ Y ☐ N Mgmt Co. CAS Dues 20 ☒ 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 2 yrs 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 6 yrs Location Garage

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

Roof: Age 2 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 _____ 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>New Water Heater</u>
<u>2024</u>	<u>New HVAC System</u>
<u>2020</u>	<u>Rear roof shingles replaced</u>
<u>2024</u>	<u>Front roof shingles replaced</u>

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

<u>Year</u>	<u>Item Upgraded</u>
<u>2020</u>	<u>New floors</u>
<u>2025</u>	<u>Expansion of second floor office/game room</u>