

Seller Homework: Information for Prospective Buyers

Address 12104 Pawleys Mill Circle Raleigh NC 27614

1st HOA ☒ Y ☐ N Mgmt Co. PPM Dues \$322 ☐ 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 original Unit 2 Age original Unit 3 Age _____

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

Service Agreement in place? ☒ Y ☐ N Company American Home Shield

Water heater: ☐ Electric ☒ Natural Gas ☐ Tankless Age 5 years Location garage

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

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

Foundation: ☒ Crawl ☐ Slab ☐ Unfinished basement ☐ Finished basement

Home Warranty: ☒ Y ☐ N Company American Home Shield

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>2021</u>	<u>Water Heater</u>
<u>2021</u>	<u>washer & dryer</u>
<u>2024</u>	<u>disposal</u>

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

<u>Year</u>	<u>Item Upgraded</u>
<u>2024</u>	<u>granite kitchen countertops</u>
<u>2024</u>	<u>laundry room flooring</u>
<u>2024</u>	<u>kitchen - subway tile backsplash</u>
<u>2020/2026</u>	<u>landscaping</u>