

Seller Homework: Information for Prospective Buyers

Address 9541 Bells Valley Drive Raleigh, NC 27617

1st HOA ☒ Y ☐ N Mgmt Co. Towne Properties Dues \$174.00 ☐ 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 ~2018 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 17yr Location Garage

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

Roof: Age 12 ☐ 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 Bugout Transfer Fee no

Security system: ☐ Y ☒ N Company _____ Cost _____

IF APPLICABLE: Mailbox number: _____ Parking space number(s): 2 in attached garage, 4+ others

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

<u>Year</u>	<u>Item Upgraded</u>
<u>1993</u>	<u>Driveway pad extension</u>
<u>~2000</u>	<u>300sqft flooring/storage space in attic</u>
<u>2009</u>	<u>Water heater</u>
<u>2014</u>	<u>Roof, 50yr shingles</u>
<u>~2018</u>	<u>Downstairs unit HVAC gas pack replaced; Upstairs furnace & AC unit age=old/uncertain</u>

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

<u>Year</u>	<u>Item Upgraded</u>
<u>2013</u>	<u>Kitchen remodel, granite countertops & cabinets, also in half bath</u>
<u>2016</u>	<u>Garage-added wall paneling and several shelving units</u>
<u>2017</u>	<u>Windows replaced</u>
<u>2020</u>	<u>Wide gutters/gutter guards installed</u>
<u>2021</u>	<u>Outside of house painted</u>