

Seller Homework: Information for Prospective Buyers

Address 1740 Wysong Ct. Raleigh, NC 27612

1st HOA ☒ Y ☐ N Mgmt Co. Charleston Management Dues \$236 ☐ 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 8 Unit 2 Age 8 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 7 Location Garage

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

Roof: Age 5.5 ☐ Warranty (15/25/30/50 Year) Company Camden Roofing

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>2018</u>	<u>HVAC</u>
<u>2019</u>	<u>Water Heater</u>
<u>2021</u>	<u>Roof</u>

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

<u>Year</u>	<u>Item Upgraded</u>
<u>2023</u>	<u>Hardwood Flooring in 3 bedrooms</u>
<u>2026</u>	<u>New carpet stairs and loft August 2026</u>
<u>2026</u>	<u>Interior Painting July 2026</u>
<u>2026</u>	<u>Exterior Painting August 2026</u>
<u>2023</u>	<u>Luxury Vinyl plank flooring in one bedroom (gym/office)</u>