

Seller Homework: Information for Prospective Buyers

Address 1225 Stonemill Falls Dr., Wake Forest, NC 27587

1st HOA ☒ Y ☐ N Mgmt Co. Associa HRW Dues 350.37 ☐ 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 10yr Unit 2 Age 10yr 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 10yr Location garage

Fireplace: ☒ Y ☐ N ☐ Wood burning ☒ Gas logs Do you use it? ☐ Y ☒ N Last time inspected? 10yr

Roof: Age 10yr ☐ Warranty (15/25/30/50 Year) Company n/a

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

Home Warranty: ☐ Y ☒ N Company n/a

Transferable termite bond: ☒ Y ☐ N Company Advanced Pest Control Transfer Fee \$20

Security system: ☒ Y ☐ N Company Simplisafe Cost \$32.99/mo

IF APPLICABLE: Mailbox number: 127 Parking space number(s): n/a

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

<u>Year</u>	<u>Item Upgraded</u>
	<u>n/a</u>
	<u>n/a</u>
	<u>n/a</u>
	<u>n/a</u>
	<u>n/a</u>

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

<u>Year</u>	<u>Item Upgraded</u>
<u>2016</u>	<u>custom plantation shutters</u>
<u>2017</u>	<u>paver patio and firepit</u>