

Seller Homework: Information for Prospective Buyers

Address 3302 Colorcott St, 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 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 20 Location Laundry Room

Fireplace: ☒ Y ☐ N ☐ Wood burning ☐ Gas logs Do you use it? ☐ Y ☒ N Last time inspected? 2025

Roof: Age 20 ☐ Warranty (15/25/30/50 Year) Company _____

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

Home Warranty: ☒ Y ☐ N Company Old Republic Home Warranty

Transferable termite bond: ☒ Y ☐ N Company Pest and Termite Consultants 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>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

<u>Year</u>	<u>Item Upgraded</u>
<u>2025</u>	<u>Metal Fence all around</u>
<u>2025</u>	<u>Front porch extension with railings installed</u>
<u>2025</u>	<u>Walkway extension on both sides</u>
<u>2025</u>	<u>Concrete patio</u>
<u>2026</u>	<u>Retaining Wall in the backyard</u>
<u>2026</u>	<u>Landscaping with shrubs and plants</u>