

Seller Homework: Information for Prospective Buyers

Address 2116 Putnell Rd Wake Forest NC 27587

1st HOA ☐ Y ☒ N Mgmt Co. _____ Dues ☐ 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 10 years 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 _____ Location Garage, Crawlspace

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

Roof: Age UNKNOWN ☐ 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 _____ Transfer Fee _____

Security system: ☐ Y ☒ N Company _____ Cost _____

IF APPLICABLE: Mailbox number: _____ Parking space number(s): _____

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

Year	Item Upgraded

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

Year	Item Upgraded
2026	Plumbing Fixtures, Electrical Fixtures, Receptacles, + Switches
2026	Refinished 1 st Floor Hardwood.
2026	New paint on all walls + trim. New cabinet hardware
2026	New Carpet, New door hardware interior + exterior
2026	Replace decking + new screens on porch; New LVP on Porch