

Seller Homework: Information for Prospective Buyers

Address 313 Spelt Court Rolesville, NC 27571

1st HOA ☒ Y ☐ N Mgmt Co. Sovereign & Jacobs Dues 185 ☐ 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 2025 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 2025 Location Garage

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

Roof: Age 2025 ☒ Warranty (15/25/30/50 Year) Company KB Home

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

Home Warranty: ☐ Y ☒ N Company KB Home

Transferable termite bond: ☐ Y ☒ N Company _____ Transfer Fee _____

Security system: ☒ Y ☐ N Company ADT Cost \$75

IF APPLICABLE: Mailbox number: 193 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>Gourmet Kitchen</u>
<u>2025</u>	<u>9 FT Ceilings</u>
<u>2025</u>	<u>Fenced backyard</u>
<u>2025</u>	<u>LVP Flooring throughout</u>
<u>2025</u>	<u>Office with French Doors</u>
<u>2025</u>	<u>Open staircase with black steel railing</u>