

Seller Homework: Information for Prospective Buyers

Address 119 E. Laurenbrook Ct. Cary, NC 27518

1st HOA ☒ Y ☐ N Mgmt Co. Sentry Dues 408.96 ☐ 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 Mar 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 Oct. 2018 Location Garage

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

Roof: Age Feb 2020 ☒ Warranty (15/25/30/50 Year) [?] Company Bullet Roof

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 CPI - However it is not connected to monitoring, only alarms still in house and they work. Cost -0-

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

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

Year	Item Upgraded	Year	Upgrade
2008	Attic Fan Replaced	2024	Chimney Rebuilt
2011	New Vinyl Siding on Exterior	2024	Crawl Space Redon
2013	New Water Shut Off	2025	New HVAC
2018	New H ₂ O Heater	2025	New Garage Door
2020	New Roof		

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

Year	Item Upgraded
2003	Fence Added
2012	Bath 2 tile floor + lights
2016	Added 2 ext. lights by garage
2019	Kit. popcorn ceiling removed
2025	New Fireplace Surround, Microwave and stove ^{stove}
	New Kitchen ceiling light.
2026	New Stove New Master Bath flooring.