

New Upgrades/Warranty/Conveyance/Exclusions
5509 Teversham Way, Cary, NC

Property Upgrades/Warranty

- 1) The new HVAC system installed on 5/2026, comes with a 12 year warranty on the equipment and labor warranty until 5/2027. Both these are transferable to the new owner
- 2) The New Roof installed in 2022, comes with a transferable warranty
- 3) New carpet 9/2026
- 4) New Microwave 2026
- 5) New sod addition to backyard 8/2026
- 6) Termite warranty is transferable to the new owner

Security Film

3M safety and security film has been installed on the sliding door, front door and side glass panel next to the front door

Conveyance

- 1) Kemore stainless steel 2 door Refrigerator is conveyed to new owner
- 2) Garden bed in the backyard is conveyed
- 3) Garage opener is conveyed

Exclusions- Items that do not convey

- 1) All external security cameras, all equipment that belong to the home security system including all sensors throughout the house, One smoke & carbon monoxide detector that belongs to the security system placed on the 2nd floor near the staircase
- 2) All routers, internet equipment & wires
- 3) Any unstated furniture or personal belongings do not convey

Offering for purchase

Ashley Furniture, 2 sofas in the Family room are offered to the buyer for \$1200, if they would like to purchase