

Seller Homework: Information for Prospective Buyers

Address 204 SOUR MASH COURT; Holly Springs, NC

1st HOA Y/N Mgmt Co. PPM Dues 471 ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually

2nd HOA Y/N Mgmt Co. 12 Oaks Dues 121 ☒ 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 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 10 Location Garage

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

Roof: Age 10 ☐ 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.)

<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>Exterior Paint</u>
<u>2026</u>	<u>all Smoke / CO₂ Alarms replaced</u>
_____	_____
_____	_____
_____	_____
_____	_____