

Seller Homework: Information for Prospective Buyers

Address 100 Robbins Reef Way, Cary, NC 27513

1st HOA ☒ Y / ☐ N Mgmt Co. Elite Mgmt Dues \$275 ☐ 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 Oct. 2024 ^{upper AC & Furnace} Unit 2 Age 2021 ^{lower AC} Unit 3 Age 2016 ^{lower Furnace}

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 2022 Location Garage

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

Roof: Age 2015 ☐ Warranty (15/25/30/50 Year) Company Covenant Roofing / Owens Corning

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 ADT Cost \$30

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

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

Year	Item Upgraded
<u>2015</u>	<u>Roof</u>
<u>2024</u>	<u>Upper AC & Furnace</u>
<u>2021</u>	<u>Lower AC</u>
<u>2016</u>	<u>Lower Furnace</u>
<u>2026</u>	<u>Replaced both garage door openers</u>
<u>2022</u>	<u>Water heater</u>

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

Year	Item Upgraded
<u>2026</u>	<u>Replaced all back deck boards</u>
<u>2026</u>	<u>Replaced all porch fans and some bedroom fans</u>
<u>2025</u>	<u>Refinished hardwood floors</u>
<u>2026</u>	<u>Refini Brand new carpets</u>