

## Seller Homework: Information for Prospective Buyers

Address 2912 Lautenberg Ln. Willow Spring, NC 27592

1<sup>st</sup> HOA Y/N Mgmt Co. \_\_\_\_\_ Dues \_\_\_\_\_ ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually

2<sup>nd</sup> 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 6 yrs Unit 2 Age 0 yrs Unit 3 Age \_\_\_\_\_

Heat Type: ☐ Forced Air ☒ Heat Pump Heat Source: ☒ Electric Fuel ☐ Natural Gas ☒ Propane - fireplace

Service Agreement in place? Y/N Company \_\_\_\_\_

Water heater: ☒ Electric ☐ Natural Gas ☐ Tankless Age \_\_\_\_\_ Location \_\_\_\_\_

Fireplace: Y/N ☐ Wood burning ☒ Gas logs Do you use it? Y/N Last time inspected? 2020

Roof: Age 6 years ☐ Warranty (15/25/30/50 Year) Company Southern Premier Roofing

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

Home Warranty: Y/N Company \_\_\_\_\_

Transferable termite bond: Y/N Company Custom Termite & Pest Control Transfer Fee None Annual renewal fee: \$185

Security system: Y/N Company \_\_\_\_\_ Cost \_\_\_\_\_

IF APPLICABLE: Mailbox number: N/A Parking space number(s): N/A

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

| Year        | Item Upgraded                  |
|-------------|--------------------------------|
| <u>2020</u> | <u>Downstairs HVAC</u>         |
| <u>2020</u> | <u>Roof</u>                    |
| <u>2023</u> | <u>Crawlspace encapsulated</u> |
| <u>2026</u> | <u>Upstairs HVAC</u>           |
| <u>2026</u> | <u>Shed roof</u>               |

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

| Year        | Item Upgraded                     |
|-------------|-----------------------------------|
| <u>2020</u> | <u>Paint &amp; carpet</u>         |
| <u>2026</u> | <u>Countertops</u>                |
| <u>2026</u> | <u>Hardwood floors refinished</u> |
| <u>2026</u> | <u>Paint</u>                      |
| <u>2026</u> | <u>New carpet</u>                 |