

## Seller Homework: Information for Prospective Buyers

Address 10212 Old Warden Road, Raleigh, NC 27615

1<sup>st</sup> HOA ☒ Y ☐ N Mgmt Co. Chandler Pointe HOA Dues \$170.00 ☐ 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 15 yrs Unit 2 Age 12 yrs Unit 3 Age \_\_\_\_\_

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

Service Agreement in place? ☒ Y ☐ N Company Blaze, Svs. Agreement thru 10/15/26

Water heater: ☐ Electric ☒ Natural Gas ☐ Tankless Age 4 yrs Location Attic

Fireplace: ☒ Y ☐ N ☐ Wood burning ☒ Gas log Do you use it? ☒ Y ☐ N Last time inspected? \_\_\_\_\_

Roof: Age 14 yrs ☒ Warranty (15/25/30/50 Year) Lifetime Company Certain Teed Corp.

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 American Alarms Cost \$120/Qtr

IF APPLICABLE: Mailbox number: \_\_\_\_\_ Parking space number(s): \_\_\_\_\_

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

| Year        | Item Upgraded                                                     |
|-------------|-------------------------------------------------------------------|
| 2012        | New roof w/ lifetime Warranty transferable (Roof cleaning 2026)   |
| 2011 & 2014 | New HVAC systems for upstairs & Down (American Std & Trane)       |
| 2022        | New 50 Gal. Hot Water Heater                                      |
| 2017        | Manual Transfer for portable generator                            |
| 2013        | New Lem. Air Gas Cooktop, Oven & Microwave, Dishwasher Appliances |
| 2026        | Power Wash House, Deck, Hardscape, Drive & Wash Windows.          |

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

| Year        | Item Upgraded                                                                                              |
|-------------|------------------------------------------------------------------------------------------------------------|
| 2020        | Kitchen & new granite counters, sink, faucet, light over cooktop, under cab lights, tile backsplash, paint |
| 2021        | Master Bath remodeled complete                                                                             |
| 2022        | Exterior Paint, 2025 Outside Deck                                                                          |
| 2020 & 2021 | Paint interior walls for lower level excluding F. Dining & Study.                                          |