

2020 Stonepond Lane, Raleigh

Information from Sellers

Monthly utility bills last 6 months

- May 17 - June 16 \$114.43 (heat, A/C constantly running)
- April 18 - May 16 \$27.97
- Mar 18 - April 17 \$40.40
- Feb 17 - March 17 \$87.09 (part of February where our solar was down from the squirrels) We repaired all wires, and added squirrel guards so this won't happen again. We also have a solar company (NC Solar) that monitors the panels and sends us notifications if they are now outputting what they should.
- Jan 18 - Feb 16 \$233.21 (Solar not working, squirrels made nest under panels and chewed wire)
- Dec 17 - Jan 17 - \$138.76 (beginning of solar not working from squirrels)

Solar Panels:

- Added squirrel guards and redid all the wiring this February 2026 (total cost \$2,375.00)
- Avolta/Titan Solar Power was the company
 - original proposal from Titan (which was Avolta also) available
 - Duke contract to set up the panels (this includes all information about the panels) available
 - PDF of turning on the solar with images- available
 - Current Loan: Solar Servicing LLC, Loan # 209576
 - Seller will pay balance off at closing

First American Home Warranty:

- Home warranty is transferable with the name of the new home owner and new contact information. We will need to make the transfer call. They would maintain the same cost that we currently pay. Our warranty renews August 18th and our current payment is \$78.07 per month but we usually have a small annual increase.

A list of upgrades since purchasing:

- Replaced rotten back deck with TrekDeck
- Replaced the main shut off valve in the home (located in the hallway coat closet)
- New well pump
- Added vapor barrier in crawl space under the home
- Removed carpet, engineered hardwood, vinyl, and tiling flooring. Replaced with LVP through entire home
- Added recessed lighting
- Refinished all 3 bathrooms
- Added new door knobs downstairs Replaced every outlet cover
- Replaced all fans in every room
- Replaced all toilets in the 3 bathrooms
- Painted house, window shutters, and trim
- Removed two river birch trees that were encroaching on the foundation
- Removed two large trees in backyard that were weak and trimmed center giant tree
- Refinished screened in porch and added propeller fan
- Redid front garden beds adding rose bushes and hydrangeas removing the red lava rock
- Replaced dryer
- Refinished fireplace and added tile with heart pine mantle
- Added tile backsplash to kitchen
- House is bat proof (we had bats removed from the space above the garage and added the bat proof mesh)
- Added new light fixtures in dining room, above the kitchen sink, and in the dining nook
- Refaced kitchen cabinets
- Anderson Windows throughout entire home (the previous owners did this before we moved in)

Well info and service history:

- Well is 410 feet deep
- Replaced the 44 Gal pressure tank for well pump in 2022 (\$1,250.00)
- Replaced submersible well pump (\$930.00) Now McDonald Submersible Pump

Septic info and service history:

- Stallings Septic Service (7132 Hidden Valley Trail, Garner NC, 27529) 919-779-1074
- Last serviced July 21st 2023 cost \$350.00 they recommended every 3-5 years Former owners last had it pumped in 2020 before we moved in, they did every 5 years since it was only 2 people living there

Lawn Mower- included with house with acceptable offer:

- Ariens Edge 42INCH21.5HP KAW FA Model # 915283 (360 degree spin) Purchased from lowes in March 2023 for \$3,499.00