

Seller Homework: Information for Prospective Buyers

Address 11708 Dellcain Ct

1st HOA ☒ Y ☐ N Mgmt Co. Town Properties Brier Creek Dues \$ 900 ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☒ Annually

2nd HOA ☒ Y ☐ N Mgmt Co. Brier Creek Country Club Dues \$130 ☒ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually

Are you aware of any special assessments? ☐ Y ☐ N Cost N 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 2006 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 5 Location Garage

Fireplace: ☒ Y ☐ N ☐ Wood burning ☒ Gas logs Do you use it? ☒ Y ☐ N Last time inspected? 2024

Roof: Age 2006 ☐ 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 Neuse Termite \$ Pest Control Inc Transfer Fee 900

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>
<u>2021</u>	<u>Epoxy Garage</u>
<u>2021</u>	<u>Storage Self</u>
<u>2024</u>	<u>Appliances (Fridge, Dishwasher, Washer and Dryer)</u>
<u>2021</u>	<u>Water Heater</u>
<u>2020</u>	<u>Luxury Carpet</u>

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

<u>Year</u>	<u>Item Upgraded</u>
<u>2019</u>	<u>Kichen Countertop and commercial sink</u>
<u>2020</u>	<u>Lundry room floor replacement</u>
<u>2020</u>	<u>Honey Comb Blinds</u>
<u>2021</u>	<u>Epoxy Garage Floor & energy insulation along with storage installed</u>
<u>2020</u>	<u>Wooden Floor refurning</u>