

Seller Homework: Information for Prospective Buyers

Address 104 Camille Circle Youngsville NC 27596

1st HOA ☒ Y ☐ N Mgmt Co. Wake HOA Management Dues 41.99 ☒ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually

2nd HOA ☐ Y ☒ N Mgmt Co. n/a Dues n/a ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually

Are you aware of any special assessments? ☐ Y ☒ N Cost n/a 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 unsure Unit 2 Age unsure Unit 3 Age n/a

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 1 year Location attic

Fireplace: ☒ Y ☐ N ☐ Wood burning ☒ Gas logs Do you use it? ☒ Y ☐ N Last time inspected? 2025

Roof: Age 5 years ☒ Warranty (15/25/30/50 Year) Company GAF System Plus - Weather Guard

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 _____ 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>2025</u>	<u>new water heater, new mailbox & added Ring doorbell + smart thermostats on first and second floor</u>
<u>2025</u>	<u>installed new leaf guard gutters</u>
<u>2024</u>	<u>EV charger station in garage</u>
<u>2021</u>	<u>new roof</u>
<u>2020</u>	<u>exterior paint, new front door & screen door</u>

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

<u>Year</u>	<u>Item Upgraded</u>
<u>2025</u>	<u>quartz countertops in kitchen + champagne bronze kitchen faucet</u>
<u>2025</u>	<u>new Pottery Barn lights in kitchen</u>
<u>2025</u>	<u>double convection ovens with air fryer</u>
<u>2025</u>	<u>Zellige tile backsplash in kitchen</u>
<u>2025</u>	<u>refinished oak floors, entire first floor</u>
<u>2025</u>	<u>custom built pantry with wood shelves</u>