Seller Homework: Information for Prospective Buyers

Address 724 Birch Arbor Circle

1st HOA ☑ Y / ☐ N Mgmt Co. _____ Dues $60.00 ◉ Monthly ○ Quarterly ○ Semi-Annually ○ Annually

2nd 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 2015-2016 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 2026 Location garage

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

Roof: Age 2015-2016 ☐ 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 _____ Transfer Fee _____

Security system: ☑ Y / ☐ N Company _____ Cost _____

IF APPLICABLE: Mailbox number: 33 Parking space number(s): —

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

Year	Item Upgraded
2026	New Hot water Heater

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

Year	Item Upgraded
2026	New deck
2025	Created 4th bedroom