

## Seller Homework: Information for Prospective Buyers

Address 1518 Apple Blossom Circle Creedmoor, NC 27522

1<sup>st</sup> HOA ☒ Y ☐ N Mgmt Co. Cedar Management Group Dues 291.69 ☐ 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 2015 Unit 2 Age 2015 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 \_\_\_\_\_ Location \_\_\_\_\_

Fireplace: ☒ Y ☐ N ☐ Wood burning ☒ Gas logs Do you use it? ☐ Y ☒ N Last time inspected? 2020

Roof: Age 2015 ☐ 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: \_\_\_\_\_ Parking space number(s): \_\_\_\_\_

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

| Year        | Item Upgraded                                  |
|-------------|------------------------------------------------|
| <u>2025</u> | <u>water heater replaced</u>                   |
| <u>2026</u> | <u>HVAC serviced added Refrigerant (Freon)</u> |
|             |                                                |
|             |                                                |
|             |                                                |

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

| Year        | Item Upgraded           |
|-------------|-------------------------|
| <u>2024</u> | <u>Pergola</u>          |
| <u>2026</u> | <u>Repainted inside</u> |
| <u>2023</u> | <u>Fire pit</u>         |
|             |                         |
|             |                         |
|             |                         |