**DOCUMENT FOR NEW OWNERS**

**4723 HIGHVIEW COURT**

**ROOF**
The roof is brand new. It was replaced on 3/31/18.

**CRAWL SPACE**
The crawl space was encapsulated March 2017 and a dehumidifier was installed in May 2017. We had no moisture problems but heard it was a good idea to do this.

**WINDOWS / DOORS**
All new energy efficient windows and doors were installed in August 2013 by the Aluminum Company of NC.

**PEST/TERMITE**
We have been using Pest and Termite Consultants for 20 years. They come every quarter for pest control and yearly for termite inspection.
We have a termite bond on the house that is transferrable to the new owner(s). If you want to continue with this, you will want to call them and have this transferred.
Alan is our technician and has been our tech for many years.
The last visit was on 2/7/18, so another one is due in May.
Pest and Termite Consultants – 919-870-8003

**SEPTIC TANK**
We had the septic tank pumped every 4 years. We did it every presidential election year since that was easy to remember. We have used Stallings Septic several times and they seem to be good. But others are probably OK too.
Last septic pump was 9/15/16 and was done by Stallings Septic Service: 919-779-1074

**LANDSCAPING**
We use Lewey Landscaping for weekly/bi-weekly lawn care. They are in the neighborhood so they give a discount to Hunter Hills residents. We only used them for mowing and trimming the bushes but they do offer more services than that. 919-846-7916

**DECK**
We stained the deck every 4-5 years. Stain can is in the garage.

**POOL**
Pool was installed Summer 2010.
The heater was installed August 2013.
We use Rising Sun Pools for all of our pool maintenance, supplies, opening the pool & closing it for the season. They built the pool and have all of the records for it.
Rising Sun Pools: 919-851-9700

**SECURITY SYSTEM**
We use Wiley Systems for the security system monitoring. New keypad and sensors were installed in 2012.
 Brian Eden is our contact there. He is very good.
919-460-9900

**HVAC/HEATING**We use Absolute Air Care (Todd Clark) for our HVAC/heating service/repairs. Todd is very honest & has all the records on the ac/heating units.
919-422-1793
919-572-1800
absoluteaircare@yahoo.com

**HVAC UNITS:**
3rd Floor Unit – Installed Summer 2010
2nd Floor Unit – Replaced 5/26/2015
1st Floor Unit – Replace 12/20/2010 (replaced blower motor and draft motors 10/18/2016)

**HOT WATER HEATER**Rinnai Hot Water Heater installed in attic/3rd Floor – Summer 2010

**PROPANE TANK**We have a 500 gallon LP (propane) tank buried underground.
The tank belongs to Diversified Energy and we purchase our LP from them.
Diversified: 225 Weathers St., Youngsville, NC 27596
(919) 556-7650

**APPLIANCES**
GE Double Oven – Installed January 2010
GE Microwave – Installed January 2010
Cavaliere Range Hood – Installed Summer 2016
Whirlpool Electric Cooktop – Installed Summer 2016
Bosch Dishwasher – Installed August 2014
Whirlpool Refrigerator – Installed October 2008 (we plan on keeping this)

**GARAGE DOOR – MAIN HOUSE**Garage Door replaced Feb 2011

**GARAGE / WORKSHOP - DETACHED**Constructed in 2007 by Carolina Custom Builders

**REMODELS:**
Master Bathroom – Summer 2010
Kitchen – Summer 2016
Hall Bath (2nd Floor) – Summer 2016
Carpet on 2nd floor and stairs – installed 2014
New hard wood floors installed in living room in 2012. Kitchen/foyer/etc refinished same year.
Book cases installed in living room 2012.
Screened-in porch and new deck – Summer 2010
Bonus room – installed engineered hardwood floors – Summer 2010
Pool installed Summer 2010

Original Square Footage: 2400
Square Footage added in 2010: Approximately 775 SF
Totaling: 3175 SF
 -Enlarged the master bathroom
 -Finished off the 3rd Floor
 -New mud room added to the back of the house