

Listing Facts, Q & A, Improvements

New in 2025

Roof
Water Heater
Crawl space insulation
Vapor barrier
Siding paint
Interior paint

Q: Is the neighboring unit owner occupied?

A: Yes

Q: Why did the previous buyer back out?

A: The previous buyer got their home inspection back from their home inspector and decided to back out before negotiations took place. See home inspection at www.2214pathway.com that includes updates on repairs that have since been completed.

Q: What items were addressed off of that home inspection report?

A: New water heater, new vapor barrier, new crawl space insulation, plumbing repairs.

Q: Is there an HOA governing the townhomes?

A: No, there is only a master HOA for the Fair Oaks neighborhood. The roof is new and the siding is freshly painted so that takes care of the most important parts.

Q: Who mows that grass off the open space?

A: Either Duke Power or the HOA

Q: Does anyone use the HOA open space next to the house?

A: Not during the seller's time of ownership. They have always been able to enjoy it as essentially an extension of their property without any of the responsibility of having to mow it.

Q: Were permits pulled for covering the deck and enclosing the sun room?

A: No. However, the seller is a licensed professional tile contractor and he used all fellow tradesmen to do the work.

