

3424 Arthur Pierce Rd, Apex – FAQ

Who was the **builder**?

- Heartwood Building Company

Easements as noted on Survey

- Town of Cary easement for sanitary sewer.
- Colonial Pipeline crossing NNW corner of property.

Sanitary sewer easement: Do you know if the town has ever needed to access or dig within the 20-foot sanitary sewer easement? And if so, what the notification process typically looks like—do they provide advance notice to the homeowner, and are there any restoration expectations afterward?

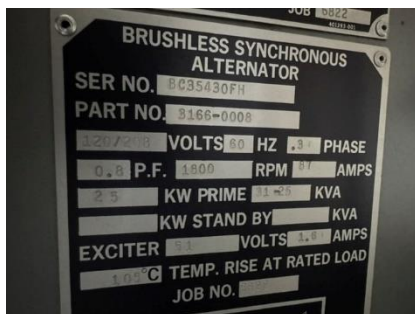
- In the time (5yrs) we've been here the town has never needed to dig or access the easement on the property. In answering a question for another interested party, we have contacted the town, and they reported no record of ever having need to access/dig in the easement on our property.

Garage wiring: In the detached garage, there are what appear to be low-voltage wires running across the top of the garage doors. It looks like it could be related to a smart garage system, but my clients were just curious if you could confirm what those are used for.

- This is a low-voltage Meross system to control the garage doors by your phone. It can easily be removed if desired. We currently have it setup within Apple Home (and Siri). 5 Doors have this capability currently. (We just didn't see a need for the Basement Garage)

Generator: We understand the current owners haven't used the generator and that it was installed by a previous owner. Since you've been involved with the home before, do you happen to have any info from prior listings on the generator—type, fuel source, or who may have serviced/maintained it?

- The generator is a diesel engine. We've never needed it as there are now communities around us, and the grid appears strong. I'm sure in the times prior to the surrounding communities being built, it was essential. I've attached photos from the plate of the system - 25kW/31kVA unit.



Backyard / lawn area: *There's a fairly large bare patch behind the detached garage between the garage and pool that looks like it may have been recently sprayed. Do you know what the plan is there and what was treated?*

- The area mentioned had some wild grass that we killed off. We've used that area in the past for a food truck (entry via the back pathway and double gate), access from Triland Way, when we've held pool area events. The access from the rear of the property is very useful.

Lawn care: *On the flip side, the rest of the yard looks phenomenal. Do you know if the seller has been maintaining that themselves or using a lawn service? We noticed a sprayer, fertilizer, and mower in the detached garage, so just wanted to confirm.*

- Thank you for your kind comment. We do it ourselves, with the exception of annual aeration and seeding, and some occasional tree/bush trimming. I can cut/edge/blow the whole yard in ~90mins, once a week in peak season. If it were of interest, we're open to a discussion on personal property at the appropriate time.

Lawn care costs: *We know they handle most of the lawn themselves aside from annual aeration and seeding, do you happen to know roughly what that costs them each year?*

- Aeration and seeding are around \$500/yr.

Are there two wells? *What is the 2nd cover?*

- No, the same well provides both irrigation and house supply. The second cover is for the backflow valve.

Utilities: *Can you confirm if the average monthly electric bill is truly around \$266? That seems pretty efficient for a home of this size, especially with the spray foam insulation throughout, which I'm assuming helps quite a bit.*

- Key things here - that is averaged across the year, so summer will be higher. There is exceptional insulation, not only the spray foam on the underside of the roof, but extensive additional layer of typical fiberglass insulation between the joists. The (salt water) pool pump is a very efficient variable speed 3HP unit (we upgraded all the pool equipment specifically for energy efficiency). We have several smart thermostats which also help, and the basement temp is very stable year-round with very minimal use of HVAC.

Security system: *Is the system currently monitored by an outside company at all, or fully self-monitored?*

- We use both Ring and Simplisafe. Primary reason is we had the SimpliSafe system already, so we re-used it and Ring had the best cameras at the time. Simplisafe is 24/7 centrally monitored, Ring cameras are not currently, but they do offer that service.

Tree / property line: Do you know if the neighboring HOA has ever raised any concerns regarding the tree near the property line or anything related to parking or use of that area?

- We've never had any issues, not even a conversation about it from anyone in the neighborhood. From our property line, there is a ~30ft separation before you reach the property lines of the homeowners behind. Some of the marker stakes are still there for reference. We've used the gravel space for parking when we had larger groups over with no issues. Very handy.

Tree ownership: Do you know whose tree it is near the property line?

- It's on the land owned by the neighboring community developer. We've never reached out, nor had the need to, so I don't know contact info. We have unofficially kept the area tidy when needed - which is rare.

Pool maintenance: Do the sellers maintain the pool themselves, or do they use a company? If they use a company, do you happen to know the typical cost for upkeep?

- We maintain ourselves. The huge benefit is the pool cover, which keeps the water clean, and helps maintain chemical balance. It's salt water, so the chlorine generator does the work, and key thing to do is add salt (\$8/bag) just need a few each year. There is a cleaner machine, for any debris on the pool floor that we leave running when the cover is closed.

Do you know of any limitations at the outdoor pool and cabana that would prohibit the addition of an **outdoor bathroom**?

- No limitations sellers know of. There is already a sewer line to septic from the sink.