

# **Beaverdam Run Seller Information Packet**

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## **Liaison's Contact Information:**

Name \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

It is our understanding that you are preparing to leave Beaverdam Run. I would like to take this opportunity to remind you of certain steps you should take to facilitate both your move and the transition to the new owner of your unit.

1. Provide the attached letter from the Board to your listing agent (optional).
2. Provide the Corporate Secretary (1 Stony Ridge) with the name, address, and phone number(s) of the intended purchaser and the proposed date of possession or the closing date of the sale **as soon as possible but no later than 10 days before the closing date**. This will enable the Board to prepare for the arrival of the new owner(s).
3. When you have finalized your moving date, provide this information to the Chair or a member of the Gates Committee so that arrangements can be made to open the service gate when your moving van arrives.
4. If you elected to maintain a paper **Beaverdam Run Handbook**, it must remain in your unit for the new owner. This handbook contains the Declaration, Bylaws, the current Rules and Regulations, the current Long Range Plan, and other important documents.
5. In addition, provide the purchaser(s) with the following items (**openers and keys must be labeled**):
  - House keys (2) and mailbox keys (2)
  - Garage door openers (2) & outside keypad code (if any) with manuals
  - Entry Gate openers (2 – **one must be provided to the closing attorney**)
  - Keys to the Clubhouse/Log Cabin (2; same key **opens both** buildings)
  - Beaverdam Run telephone directory
  - Buyer Information Packet
6. Prior to the closing you are obligated to notify:
  - (a) The buyer(s), real estate agent and attorney that a **payment of two months of assessments will be due** and payable **at closing**.
  - (b) The buyer(s) of **all prior alterations** made to the exterior's limited common elements and any major interior changes made to the unit by you or previous owners.

Use the attached **Seller's Checklist** to help you remember and track items important for the new owner(s) and a successful closing.

If you have any questions concerning your responsibilities when selling your unit, please contact me or another member of the Board of Directors.

We will miss you at Beaverdam Run and wish you all the best.

BRCA Corporate Secretary

## Seller's Checklist

- \_\_\_ Provide the attached letter to the listing agent (optional).
- \_\_\_ As soon as possible (but no later than 10 days before closing), provide the Corporate Secretary with the name, address and phone number(s) of the purchaser along with the proposed closing date.
- \_\_\_ Provide your Entry Gate opener to the closing attorney so the Buyer will be able to open the gate.
- \_\_\_ Notify a Gates Committee member of your moving date so the service gate will be open when your moving van arrives.
- \_\_\_ Prior to closing notify the buyer(s), real estate agent and attorney that 2 months of assessments will be due and payable at closing.
- \_\_\_ Prior to closing notify utility providers to stop services as of the closing date.
- \_\_\_ Prior to closing notify the buyer(s) of all prior alterations made to the exterior's limited common elements and any major interior changes made to the unit by you or previous owners.
- \_\_\_ Prior to closing review Smart Home Issues and Smart Home Checklist with buyers (both attached) if smart fixtures will remain after you move out.
- \_\_\_ Label and return special keys to Corporate Secretary (office, file cabinets, etc.)

### Place on the kitchen counter (openers and keys must be labeled):

- \_\_\_ Beaverdam Run Handbook, **IF you have an up-to-date paper copy** (leave on kitchen counter)
- \_\_\_ Mailbox keys# (2) and any extra house keys that you may have
- \_\_\_ Key to the Clubhouse/Log Cabin\* (2; same key **opens both** buildings)
- \_\_\_ Garage door openers^ (2) & outside keypad code (if any) with manuals
- \_\_\_ Entry Gate openers\* (2 – **one must be provided to the closing attorney**)
- \_\_\_ Location of files about unit alterations, receipts, etc.
- \_\_\_ Location of screen/storm door inserts and operating information (if present)
- \_\_\_ Location of shut-off valve(s) for hose bibs (if present)
- \_\_\_ Location of **interior** water main turn-off
- \_\_\_ Operating information or brochures (appliances, gas logs, etc.)

\* Notify Corporate Secretary if these items are missing or more are needed.

# Mailbox locks/keys may be purchased from Lowe's or the Post Office.

^ Garage door openers may be purchased at Home Depot or Lowe's.



To: Listing Agent  
From: Board of Directors

We understand that you are representing the owner(s) noted below and helping with the sale of their Beaverdam Run home. We will be happy to work with you in your efforts.

As you know, Beaverdam Run is one of Asheville's unique condominium communities. We offer our owners beautiful, well-kept grounds and well-maintained common elements. Part of what makes this work well is a strong collaboration between Owners and the Association.

We find that one of the things that makes this relationship work is for buyers to have a clear picture of what the Association does and what buyers are required to do when they become owners. On occasion, we find a new owner who is unaware of these requirements and has inaccurate expectations, causing discontent with the Association, the seller who painted an incomplete picture, and the seller's agent (all of whom they view as assisting in their lack of timely awareness).

Therefore, we encourage you, when a contract has been signed and the period of due diligence is ongoing, to be proactive in encouraging prospective buyers to read as much as possible of our governing documents – found in our community's Handbook – which they can find online by visiting [BeaverdamRun.org](http://BeaverdamRun.org).

The following are of significance in relating the responsibilities they will have as owners:

**Declaration**

- Section 4.2: Unit Boundaries
- Section 11.3: Common Expenses Attributable to Fewer than All Units
- Section 12.5: Maintenance Responsibilities
- Article 15: Architectural Standards and Control

**Rules and Regulations**

- Section 2: Alterations

**Building Maintenance Policy & Guidelines**

- Section 8.8.5: Crawlspace Insulation
- Section 8.10.5: Attic Insulation
- Section 9.1: Common Alteration Items
- Section 9.2: Other Alterations
- Section 9.3: Stains and Paints

**Landscape Policy and Guidelines**

- Sections 11 & 12: Ponds, Water Features, Underground Irrigation Systems
- Section 18: Steps, stepping stones and/or walkways to rear or lower level of Unit
- Section 19: Sidewalk edging

This list is not complete, but a review of it by prospective buyers will go a long way towards understanding how they and the Condominium interrelate, so they can be prepared to smoothly integrate into the community and get a head start enjoying the many things Beaverdam Run has to offer.

Address: \_\_\_\_\_

Owner(s): \_\_\_\_\_

## BRCA-Related Answers to Disclosure Statement

This document provides answers to some of the **BRCA-related** questions posed in the **State of North Carolina Residential Property and Owners' Association Disclosure Statement**, which must be given to the purchaser no later than the time the purchaser makes an offer to purchase your unit. All answers are based on the **REC 4.22 REV 2/20** version of the above document.

There are up thirty-eight (38) questions that you may need to answer beginning on page 2 of the document mentioned above. Some answers require information that may not be readily available to you. Answers to those questions or how to acquire the needed information is provided, below:

- Q1. In what year was the dwelling constructed? → See attached construction year table.
- Q4. In what year was the dwelling's roof covering installed? → Ask the BMC Chair.
- Q13. What is the dwelling's water supply source? → City/County & Community System
- Q16. What is the dwelling's sewage disposal system? → Connected to City/County System
- Q27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property? → Party wall(s) exist between each adjacent Unit.
- Q29. Is the property subject to a flood hazard or is the property located in a federally designated flood hazard area? → As of May 10, 2018, **only** the following **Clubside Drive** addresses are in such an area: **14/16, 18/20, 22/24, 26/28, 30/32** and BRCA has a FEMA/HUD-approved flood insurance policy for **all 5 buildings (10 units)**.
- Q30. Does the property abut or adjoin any private road(s) or street(s)? → Yes
- Q31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street? → Yes; A Condominium Association provides maintenance of the roads/streets.
- Q32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot of unit? → Yes; Name: Beaverdam Run Condominium Association; Assessment: \$xxx per month; Name/Address/Phone of Board President. If unsure of the amount, ask the BRCA Treasurer.
- Q33. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? → Yes; If you answer is "yes", please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]
- Q34. Are any fees charged by the association ... in connection with the conveyance or transfer of the lot or property to the new owner? → No
- Q35. As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been *duly approved* ... and that are payable to an association to which the lot is subject? → Ask the BRCA Treasurer.

(continues on next page)

## BRCA-Related Answers to Disclosure Statement

- Q36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits *involving the property or lot to be conveyed*? If your answer is “yes”, please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment.
- Q37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits *involving the planned community or the association to which the property and lot are subject*, with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is “yes,” please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment → Ask the Board President.
- Q38. Which of the following services and amenities are paid for by the owners’ association(s) identified above out of the association’s regular assessments (“dues”)?
- Management Fees → Yes
- Exterior Building Maintenance of Property to be Conveyed → Yes
- Master Insurance → Yes
- Exterior Yard/Landscaping Maintenance of Lot to be Conveyed → Yes
- Common Areas Maintenance → Yes
- Trash Removal → Yes
- Recreational Amenity Maintenance (specify amenities covered) → Yes  
(Log Cabin: pool table, table tennis; Clubhouse: pool, locker rooms, fitness equipment, kitchen, tables & chairs, 2 bathrooms, 2 saunas, 4 pickleball and 1 tennis court; garden; walking paths)
- Pest Treatment/Extermination → Yes
- Street Lights → Yes
- Water → Yes
- Sewer → Yes
- Storm water Management/Drainage/Ponds → Yes
- Internet Service → No
- Cable → No
- Private Road Maintenance → Yes
- Parking Area Maintenance → Yes
- Gate and/or Security → Yes
- Other (specify) → Driveway, Sidewalk, Deck, Patio (if present), and Tree Maintenance; Property, Flood and Casualty Insurance, Recycling

(continues on next page)

# BRCA-Related Answers to Disclosure Statement

## Year Buildings Were Completed

Location	Year	Type		Location	Year	Type
Cabin (Log)	1799	C		RT01-03-05	1986	3U
CD02-04	1986	2U		RT07-09-11	1986	3U
CD06-08	1987	2U		RT15-17	1986	2U
CD10-12	1988	2U		RT19-21-23	1986	3U
CD14-16	1990	2U		RT25-27-29	1986	3U
CD18-20	1990	2U		RT31-33	1987	2U
CD22-24	1995	2U		Shed (Maint.)	2001	C
CD26-28	1995	2U		SR02-04	1987	2U
CD30-32	1995	2U		SR06-08	1987	2U
CD34-36	1995	2U		SR10-12	1987	2U
CD38-40	1993	2U		SR14-16	1987	2U
CD42-44	1993	2U		SR15-17	1991	2U
CD46-48	1990	2U		SR19-21	1992	2U
CD50-52	1988	2U		SR23-25	1993	2U
Clubhouse	1986	C		SR27-29	1994	2U
GD01-03	1990	2U		SR18-20	1988	2U
GD05-07	1991	2U		SR22-24	1988	2U
GW02-04	1987	2U		SR26-28	1988	2U
GW06-08	1987	2U		SR30-32	1988	2U
GW10-12	1987	2U		SR34-36	1988	2U
Gazebo	1990	C		SR38-40	1990	2U
PL02-04	1987	2U		SR42-44	1991	2U
RD01-03	1996	2U		SR46-48	1990	2U
RD05-07	1996	2U		SR50-52	1991	2U
RD02-04	1986	2U		SR54-56	1991	2U
RD06-08	1986	2U		SR58-60	1988	2U
RD10-12	1986	2U		SR62-64	1988	2U
RD14-16	1986	2U		SR66-68	1988	2U
RD18-20	1986	2U		SR70-72	1988	2U
RD22-24	1986	2U		SR74-76	1992	2U
RD26-28	1986	2U		SR78-80	1992	2U
RD30-32	1986	2U		SR82-84	1993	2U
RD34-36	1987	2U		SR86-88	1995	2U
RD38-40	1987	2U		WW02-04	1987	2U
RD42-44	1987	2U		WW06-08	1987	2U

### Building Types:

C Common Buildings (4)  
 2U Two Unit Buildings (62; Total Units = 124)  
 3U Three Unit Buildings (4; Total Units =12)  
 136 Total Units



To ensure you have the most up-to-date Beaverdam Run Handbook, you may include a flyer to the website-based Handbook or provide an up-to-date paper Handbook for prospective buyers to view.

The Handbook is also available on our website.

If you don't have a Handbook and you're unable to access the website, contact the Welcoming or Marketing Committee Chair for assistance. (Committee Chairs' contact information is included with this letter.)

Contents of Beaverdam Run's Official Handbook:

- 1 Introduction & Guide
- 2 First Things First
  - Amenities
  - Garbage & Recycling
  - Gates
  - Gazebo (Mailboxes)
  - Insurance
  - Snow Plan
  - Water System
  - Visitor Map
  - Property Map & Walking Paths
- 3 Declaration & Bylaws
- 4 Rules & Regulations
- 5 Money Matters
  - The Basics and Monthly Assessment
  - Financial Policies & Procedures
  - Long-Range Capital Plan
  - Capital Plan Supplements
- 6 Building Maintenance Policy & Guidelines
- 7 Landscape Policy & Guidelines
- 8 Association Organization
  - How Beaverdam Run is Organized & Governed
  - Current Board, Officers & Key Contacts
  - Committee Descriptions
  - Committee Chairs & Members (Protected)
- 9 Emergencies & Home Safety
  - Emergency Phone Numbers
  - Where To Locate Carbon Monoxide Detectors
  - Emergency Call Notification System (One Call Now)
  - Individual Shelter-in-Place Preparedness
  - Emergency Evacuation Preparedness
  - Alternative Driving Routes From & To Beaverdam Run
- 10 Helpful Hints





## **Key Contacts**

### **Board of Directors and Officers**

**President**

Jane Bramham

(828) 255-4629

[BRCAPresident2021@gmail.com](mailto:BRCAPresident2021@gmail.com)

**Vice President**

Tom Cannon

813-244-6536

[TomCannon77@gmail.com](mailto:TomCannon77@gmail.com)

**Corporate Secretary**

Scott Druhot

216-849-5961

[CorpSecBRCA@gmail.com](mailto:CorpSecBRCA@gmail.com)

**Assistant Corporate Secretary**

Amy Campbell

[Amy.VanBrunt@gmail.com](mailto:Amy.VanBrunt@gmail.com)

**Director**

Paula Goldman

(828) 350-7804

[PFGoldman@mindspring.com](mailto:PFGoldman@mindspring.com)

**Director**

David Greiner

(828) 273-5857

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**Treasurer**

Jacque Waxenberg

954-383-3737

[BRCA.Finance@gmail.com](mailto:BRCA.Finance@gmail.com)

[JacquelynWaxenberg24@gmail.com](mailto:JacquelynWaxenberg24@gmail.com)

**Assistant Treasurer**

Sarah Bevington

(828) 505-8901

[SarahBevington@gmail.com](mailto:SarahBevington@gmail.com)

**Recording Secretary**

Janet Hutchins

(828) 505-2513

[Janet01803@gmail.com](mailto:Janet01803@gmail.com)

### **Committees**

**Architectural Standards**

Bruce Gardner

740-602-1670

[BRCAhomeInspections@gmail.com](mailto:BRCAhomeInspections@gmail.com)

**Building Maintenance**

Robert Milnes

408-772-4654

[BRCA.BMC.Chair@gmail.com](mailto:BRCA.BMC.Chair@gmail.com)

**Buyer, Seller & Realtor Assistance**

Jan Getz

(828) 424-7145

[BRCA.Marketing.Chair@gmail.com](mailto:BRCA.Marketing.Chair@gmail.com)

**Gates**

[BRCA.Gates@gmail.com](mailto:BRCA.Gates@gmail.com)

**Technology**

[BRCA.Technology@yahoo.com](mailto:BRCA.Technology@yahoo.com)

*Correspondence/forms may be mailed to the street address at the top of this page.*

# Beaverdam Run

A self-managed condo community



## Services and Amenities Covered by the Monthly Assessment

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Beaverdam Run Condominiums is a beautiful, self-managed community of 136 mountainside homes set on 115 spectacular landscaped and wooded acres in North Asheville. Living in Beaverdam Run offers a wide variety of community social activities and a location that is convenient to shops, restaurants, grocery stores, banks, the library, and the charming, vibrant center of downtown Asheville.

A monthly assessment ensures the preservation of assets, an operating fund, a capital reserve fund, as well as the following facilities, amenities and services.

### Association Facilities and Amenities

- Entrance, exit, and service gates
- Clubhouse with furnished social room, full kitchen, large-screen television, wi-fi, card tables
- Heated indoor swimming pool with retractable roof
- Fitness room with a wide variety of equipment
- Locker rooms and saunas
- Outdoor patios with gas grills and furniture
- Japanese Garden and five ponds
- Historic log cabin with pool and ping pong tables, lending library, and meeting rooms
- Pickleball courts and a tennis court
- Fenced pet exercise area
- Community garden plots
- Hiking and walking trails
- Monthly cocktail parties and seasonal gatherings
- Water aerobics, mah jongg, tai chi, creative club, hiking group and more

### Services Provided

- Landscaping, lawn, tree, and property maintenance
- Exterior maintenance of all residences
- Exterior and interior maintenance of all common buildings
- Roof repair and replacement, gutter cleaning
- Deck, exterior repair and staining
- City water, sewer, trash and recycling pick up
- Road maintenance and street lighting
- Snow removal as necessary
- Pest control and extermination
- Community newsletter
- Password-protected portal

*Additional information and assistance for buyers and Realtors during the sales process, can be found on our website: [www.beaverdamrun.org](http://www.beaverdamrun.org)*

# Beaverdam Run

A self-managed condo community



## Information Available for Buyers

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The Beaverdam Run website [[www.beaverdamrun.org](http://www.beaverdamrun.org)] includes information to assist buyers and Realtors during the buying/sales process by providing documents, forms, and other critical information for a simplified purchase of a Beaverdam Run home. Information necessary to help in planning prior to moving in is also available.

### About Beaverdam Run

- Video about the Beaverdam Run community
- Community maps
- Helpful information: homes, governance, amenities, lifestyle, etc.
- Monthly assessment information
- Beaverdam Run's governing documents
- Beaverdam Run Official Handbook

### About Homes for Sale

- List of homes currently for sale
- Property locator for homes and common buildings
- Floor plans with locations noted on the community map
- How to request a tour of the Clubhouse and Log Cabin

### Buyer Info Packet

- Detailed buying process
- Items sellers should make available for prospective buyers
- How home inspections are handled
- Buyers Checklist
- What to expect at closing
- Utilities serving Beaverdam Run
- Preparing for move-in day: forms, planning, contact information

*Additional information and assistance for buyers and Realtors during the sales process, can be found on our website: [www.beaverdamrun.org](http://www.beaverdamrun.org)*

(revised 1/2021)

**Beaverdam Run**

**A self-managed condo community**

**1 Stony Ridge . Asheville, NC 28804**

[www.beaverdamrun.org](http://www.beaverdamrun.org)



### **Printing Additional Sales Information Website Flyers**

The Sales Information Website flyer is available at [BeaverdamRun.org](http://BeaverdamRun.org) by selecting the **Buying & Selling** menu and then **Seller Information**. If you're not familiar with this website's content, please review the Sales Information Website flyer provided with this letter.

If you're unable to access the website, contact the Marketing Committee for assistance. (Committee contact information is included with this letter.)

Once you are viewing the Seller Info webpage:

Scroll to the line beginning "Make These Available to Prospective Buyers ..."

Locate the line starting with "Information Available for Buyers" and download it.

Open the downloaded file and print as many copies as you like (for best results use a **color** printer).

# CONNECTED HOMES COULD POSE THREAT TO NEW OWNERS

## Realtor aims to make transferring of smart devices run smoothly

USA TODAY Weekend Extra 19Feb 2017 Elizabeth Weise

**SAN FRANCISCO** Realtor Chad Curry recently talked to a homebuyer who worried there was something wrong with the furnace in her new house. Every time she set the thermostat to 70 degrees, it reset itself to 80.

Some sleuthing finally revealed the problem: The former owner's new house was cold, and he kept trying to get the heat to go on by turning up the temperature using the app on his phone. Unfortunately, **his phone was still connected to the thermostat in his old house.**

As the Internet of Things finds itself in houses via connected devices, more and more homes contain hot new tech gadgets that can all too easily become unlocked digital backdoors.

From thermostats to garage door openers to keyless locks, **“people can be vulnerable if they don't reset these,”** said Curry, managing director at the National Association of Realtors.

“It could be something as simple as turning lights on and off and make them think their house is haunted. Or it could be something creepier, like watching through their cameras or locking or unlocking doors,” said Charles Henderson, global head of IBM X-Force Red. He spoke on the topic at the RSA computer security conference Friday in San Francisco.

As with many new technologies, companies have focused on getting their connected devices into stores and into customers' homes without thinking through the downstream consequences.

“There hasn't been much discussion of what happens when they sell that device or the house that contains that device,” Henderson said.

That's how Curry came to work on a project with the Online Trust Alliance to create a Smart Home Checklist for real estate agents — not that the list is any more user-friendly than the items themselves. One suggestion is that homebuyers “review the configuration settings for remote access, encryption and update cycles and adjust where needed.”

### NOT JUST A BULB

**It isn't always obvious what items within a home might have digital interfaces.**

For example, **a house could be equipped with state-of-the-art light bulbs that link to a hub that allows the owner to use a phone app to control the lighting.**

**But there's no way for a new homeowner to know that automatically.** They might not realize the small box tucked away in a corner allows someone with the right app to control their lights — so they might not know to ask for information about how to disable it or take it over.

“As smart as the light switch is, it's not smart enough to know it's been sold,” Henderson said. The issue hasn't really become part of the home-buying process. So far only **15% of clients ask their Realtor about smart home technology in a house they're considering** (2016 National Association of Realtors survey). While today even the most wired home seldom has more than a connected thermostat, lock and perhaps webcam, “at some point soon we'll have 30 to 40 devices in our homes,” Curry said, “all of which will be vulnerable if people don't reset them.” **If the new owner doesn't get the original documentation, they must find the name and version of each device and look online to find the relevant documentation** so they can know what's necessary to reset the devices.

# CONNECTED HOMES COULD POSE THREAT TO NEW OWNERS

## SEEKING SIMPLICITY

Realtors want to work with the burgeoning Internet of Things world to streamline and simplify this for customers.

“We would like to help the industry understand how to make it simpler to transfer ownership of these devices,” Curry said.

State laws differ on what is considered a part of the home and therefore what must stay in a house when it is sold.

In most jurisdictions, fixtures stay with the home, while nonfixtures don't. A fixture is by definition anything that's affixed to the house. So a Nest thermometer that's installed in the wall is a fixture and stays put, while a webcam on a shelf is not.

To be certain, **ownership of connected devices should be added to the contract** so that “what stays and what goes” is clearly laid out, Curry said.

Another issue is that **many connected home devices require WiFi**, which is **often one of the first things the original homeowner removes when a house is readied to be shown** and sold. So the new owner can't actually get access to the devices until they move in and install their own WiFi network.

As smartphones became popular, cellphone manufacturers eventually adopted the idea of an easy-to-do “factory reset” because so many users sold or passed on their phones, making it crucial for phone owners to be able to start fresh and protect their privacy.

The connected home device world hasn't yet gotten to that point, Henderson said.

Curry said his dream would be for each home device to come with a simple user interface and an easy-to-access method for resetting the user login ID and password that also completely wipes the device of all previously stored data.

Unfortunately, he said, “We're not there yet.”



# THE SMART HOME CHECKLIST

Maximizing security & privacy in your connected home

## PRIOR TO OCCUPANCY / CLOSING

<input type="checkbox"/>	Obtain inventory and documentation of all connected devices including but not limited to manuals, vendor / manufacturer contacts and websites. Examples of connected devices include: <ul style="list-style-type: none"> <li><input type="checkbox"/> Modems, gateways, hubs, access points</li> <li><input type="checkbox"/> Connected access for garage, locks, gates</li> <li><input type="checkbox"/> External keypads for garage, locks, gates</li> <li><input type="checkbox"/> Thermostats, HVAC, energy systems</li> <li><input type="checkbox"/> Smart lighting systems</li> <li><input type="checkbox"/> Smoke, carbon monoxide, etc. detectors</li> <li><input type="checkbox"/> Sprinkler / irrigation systems</li> <li><input type="checkbox"/> Appliances (TV, refrigerator, washer/dryer, etc.)</li> <li><input type="checkbox"/> Auto controls linked to home systems</li> <li><input type="checkbox"/> Security alarms, video monitoring systems</li> </ul>
<input type="checkbox"/>	Review privacy and data sharing policies of all devices and services.
<input type="checkbox"/>	Obtain confirmation from previous occupants and vendors they no longer have administrative or user access.

## ALL SMART HOME DEVICES & APPLICATIONS

<input type="checkbox"/>	Submit change of ownership and contact information to device manufacturers and service providers (email addresses, cell phone numbers, etc.) to ensure you receive security updates and related notifications to maximize your security and privacy.
<input type="checkbox"/>	Review devices' warranty and support policies. Occupants should consider disabling devices or specific features that are no longer supported by a vendor.
<input type="checkbox"/>	Review the configuration settings for remote access, encryption and update cycles and adjust where needed.
<input type="checkbox"/>	Reset privacy and data sharing settings to reflect your preferences. For example – data collection and sharing, camera and microphone settings and other device functions.

## MODEMS, GATEWAYS & HUBS

<input type="checkbox"/>	Review home Internet routers and devices to ensure they support the latest security protocols and standards and disable older insecure protocols.
<input type="checkbox"/>	Update and modify all system passwords and user names upon taking possession of your new home or rental unit. Where possible create unique passwords and usernames for administrative accounts.
<input type="checkbox"/>	Run updates and contact manufacturers to confirm devices are patched with the latest software and firmware.

## SECURITY ALARMS, KEYLESS ENTRY, GATE SYSTEMS, ETC.

<input type="checkbox"/>	Reset access and guest codes for gates and garage door openers.
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## HOME THERMOSTATS, HVAC SYSTEMS, SMART TVS, LIGHTING & OTHER DEVICES

<input type="checkbox"/>	Disable connectivity for devices no longer supported by the manufacturer or replace these devices.
<input type="checkbox"/>	Review the privacy practices of the connected devices including data collection and sharing with third parties and reset permissions as appropriate.