

Informational Sheet

3902 Cliff Creek Ct, Spring, TX 77386

Items that will Convey with home purchase: Solar Panels, Tesla wall charger and EV charging station, outdoor swim spa, whole home water softener system, storage shed, mosquito misting system, gun safe in garage.

****Please verify all information on the company websites listed below****

1. Solar panels – were installed in July 2023 through Freedom Power. They have a 25-year transferable warranty.
2. Tesla Charging Wall – was installed in July 2024 and has a 10-year transferable warranty.
3. EV Charging Station – was installed in July 2024 and Charge Point is the manufacturer.
4. Swim Spa – purchased in 2021 through Master Spas.

Information regarding the Solar Panels and the Tesla Charging Wall:

- The solar panels provide electricity throughout the day while there is still sunlight. Once the sun goes down, the Tesla charging wall takes over and begins providing electricity to the home.
- The Tesla charging wall turns off from 9pm to 7am every evening because the seller's electricity company, Just Energy, provides a plan where they do not pay for electricity during 9pm – 7am every evening. Once the Tesla charging wall turns off at 9pm, it starts charging back up. The Tesla charging wall has approximately 10 hours of back-up power, once full charged.
- Just Energy takes the solar power electricity that was not used during the day from the solar panels and gives a credit on the seller's monthly bill for the unused electricity, therefore, their bills are in the negative every month.
- Even though it shows a negative balance on the Just Energy bill, there are no credits given. The bill states that the seller's will not be paying for any electricity that month. (See 3 most recent electricity bills in the attachments).

Items that are NEGOTIABLE: Refrigerator, washer, dryer, formal dining room table and chairs