



REMAX
Coastal

FYI FOR BUYERS

House and Surrounding Area

Address	9605 Teichman road, Galveston TX 77554
Gate Code <i>(if applicable)</i>	N/a
Builder Information <i>(If applicable)</i>	N/a
Neighborhood Amenities	Two marinas both in walking distance

Top Things The Current Owner Wants to Highlight About this Property

water views from every window
Quiet neighborhood
Close access to causeway / off the island / Harborside for downtown / UTMB

House Specific Features

Exclusions*	N/a
Flooring Materials	wood, tile
Countertop Materials <i>(kitchen, bathrooms)</i>	Granite
Cabinet Type	wood
Upgrades**	N/ a - minor things like inset lighting, new light fixtures in bathrooms, floors redone , the new appliances mentioned
Garage Amenities	N/a
Recent updates***	Roof, water heater, aC
Energy Saving Features	N/a
Backup Generator	N/a
Solar Panels	N/a
Septic Information	N/a
Well Report	N/a
Lead-Based Paint <i>(only if built before 1978)</i>	N/a
Other Specifics	N/a

Heat Source

Heating	Gas
Stove	Gas
Oven	Gas
Dryer****	Electric

Age of Major Home Systems

A/C	2023
Heater	2023
Water Heater	2023
Oven	2025
Stove	2025
Dishwasher	Unknown
Roof	Nov 2024
Carpet	None
Pool	None
Pool Equipment	None

Insurance

Past Insurance Claims <i>(when, and for what)</i>	winter freeze, 2023 Hot water heater burst & water on top floor. All damage repaired
Existing Warranties <i>(and expiry dates)</i>	N/a
Flood Insurance <i>(annual cost)</i>	\$2,750
Homeowners Policy <i>(annual cost)</i>	\$1200

Utilities

Electric <i>(average monthly cost)</i>	\$150
Gas <i>(average monthly cost)</i>	\$60
MUD <i>(average monthly cost)</i>	N/a
Internet <i>(average monthly cost)</i>	\$85
Other <i>(average monthly cost)</i>	TWIA \$3,800

Taxes and HOA

Property Taxes <i>(annual cost)</i>	\$6,500
Tax Exemptions	Homestead
HOA Dues (annual cost) <i>(and frequency of payment)</i>	None
HOA Management Company	N/a
HOA Phone Number	N/a

Other

Trash	Tuesday
Recycling	N/a
Mailbox Location	Side of road
Regular Maintenance Agreements	Truly Nolen pest control comes monthly for preventative

* An **exclusion** is an item in your house that is not permanently attached and not included in the sale but might be assumed to be included. For example: drapery, home theatre equipment, smart home technology, appliances, and chandeliers. Garden landscaping objects such as garden ornaments.

** **Upgrades** include substantial improvements that tangibly make the house more attractive/functional and have added value. For example swimming pool, spa Energy efficient windows, solar roof, luxury kitchen, or garage conversion.

*** **Recent updates** are elements of the house that have been replaced to refresh and modernize a home's appearance or functionality without significantly altering its structure. For example, new fence, new roof, new floor.

**** If the **dryer** is electric-powered, is there also a hookup for gas?