

SMART BUYER GUIDE

SYSTEMS & UTILITIES

12927 Golden Rainbow

Helping buyers make informed decisions with greater transparency.

Monthly Utility Costs

Utilities	Provider	Phone	Monthly Avg	Comments
Gas	CenterPoint Energy	800-752-8036	\$75	Baseline service and appliances.
Electric	Power to Choose	866-222-7100	\$250	Consumer Choice market.
Water/Sewer	Grant Road Public Utility District (PUD)	281-651-1618	\$100	Managed by Marion Ivy & Associates.
Garbage	Best Trash	281-313-2378	\$35	Pickup Wed / Sat. Bins are in the garage.
Cable	AT&T / Xfinity	See Notes	\$75	Consumer Choice market.

Structural & Mechanical Specifications

Structure / Appliance	Year	Description
Roof	2016	30-Year Architectural Asphalt Shingles: Optimized with advanced continuous ridge vents for superior attic ventilation and airflow.
Attic Insulation	2024	Custom Radiant Barrier: High-efficiency reflective shield lowering attic temperatures by up to 20°F compared to identical neighborhood builds.
HVAC Systems	2026	Two Brand-New Daikin Units: Dual-zone climate controls featuring high-efficiency single-stage setups (3.5 Ton and 4.0 Ton capacities).
Water Heaters	2026	Dual 40-gallon gas water heaters providing reliable hot water throughout the home.
Windows	Original	Aluminum Single-Pane Windows: Professionally cleaned and fully operational. Internal blinds in rear door windows.
Plumbing	Original	Copper Supply Lines: Highly durable premium standard plumbing infrastructure throughout the home.
Foundation	Original	Engineered Concrete Slab: Architecturally sound, solid-pour structural footprint.
Driveway & Patios	2026	Concrete Re-Pour (2026): Full-depth replacement of the driveway, front sidewalk and backyard patio reinforced with steel rebar for increased strength and durability.
Siding	2016	James Hardie Cement Board Siding: replacing original wood siding. Low-maintenance exterior designed for decades of service.

Information is provided by the Seller to the best of their knowledge for informational purposes only. This information is not guaranteed and does not constitute a warranty or representation of fact. Buyer is advised to independently verify all details as part of their due diligence. Seller/ agents assume no liability for errors.

Overview | Features & Upgrades | **Systems & Utilities** | Lifestyle & Community

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