

HOMEOWNER QUESTIONNAIRE

Property Address: 265 W Caldwell Drive

City: Beaumont ZIP: 77707

Public Utilities your property is connected to (such as natural gas, electricity, water, sewer, storm sewer, etc.):

Is your property served by a Septic System? Yes No [checked]
If yes, when was the tank last serviced?

Please describe any additions, remodeling improvements (kitchen cabinets, countertops, appliances etc.), upgrades (windows, flooring, Central air or Heat, Etc.) or special maintenance done to your property, including year of completion and permit status:

Kitchen: New backsplash, vent hood - 2026
New sink - 2023
Year Completed

Baths: Primary shower cabinet redone 2025
New fixtures & tub resurfaced - guest - 2025
Year Completed

Other: Patio/deck added 2026
Year Completed

Were these additions completed with the proper Permits Yes No [N/A]

Were the additions allowed by Deed Restrictions Yes No [N/A]

List what you feel would be the three (3) most desirable/marketable aspects of your home:

- 1. location
2. charm / historic
3. great starter home

When was your roof last serviced or replaced? ~19 years old

What type of access does your attic have? accessible thru interior

Type of windows in your home: Single Pane [checked] Double Pane Storm Windows

Wood Frame [checked] Aluminum Frame Vinyl Frame

Screens: Aluminum Vinyl None [checked]

Do you have a Home Owner's Warranty? Yes No [checked]

If yes, what is the name of the warranty program and when does the warranty expire?

Are there any features, conditions, or amenities of your home that are not readily apparent? Please describe:

vents under home - installed 2025

Are there any easements, encroachments, special assessments and/or road maintenance agreements or boundary disputes affecting your property?

No

Have you had a recent Home Inspection Yes ___ No Date ___

Were you made aware of any safety and or structural deficiencies (electrical, rotting wood) from inspection

Yes ___ No Deficiencies ___

Appliances:

Central A/C	Yes <input checked="" type="checkbox"/>	No ___
Central Heat	Yes <input checked="" type="checkbox"/>	No ___
Microwave	Yes <input checked="" type="checkbox"/>	No ___
Range/Oven	Yes <input checked="" type="checkbox"/>	No ___
Dishwasher	Yes <input checked="" type="checkbox"/>	No ___
Disposal	Yes <input checked="" type="checkbox"/>	No ___
Washer/Dryer	Yes <input checked="" type="checkbox"/>	No ___
Other	___	___

Known deficiencies with any of the above appliances

n/a

Rotting Wood	Yes ___	No <input checked="" type="checkbox"/>
Broken Windows	Yes ___	No <input checked="" type="checkbox"/>
All Utilities on	Yes <input checked="" type="checkbox"/>	No ___

Are there any substances, materials, or products that may be considered an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead based paint, fuel or chemical storage tanks, and contaminated soil or water on the property? Yes ___ No

If yes, please explain: ___

Are there any land uses or conditions near your property such as power lines, microwave stations, military bases, airports, refuse disposal sites, toxic substance storage sites, and/or any other noise or pollution situations? No

Please explain: ___

Has your house had any pest infestation problems and/or symptoms in the last 2 years? Yes ___ No

If yes, please explain: ___

Has there ever been any flooding or standing water on your property? Yes ___ No

If yes, please explain: ___

Do you have a sump pump in the crawl space or basement area? Yes _____ No N/A _____

If yes, please indicate location(s): _____

Is there a vapor barrier in the crawl space? Yes _____ No _____ Don't Know N/A _____

Are there any zoning issues, nonconforming uses, or unusual restrictions on the property that would affect future construction or remodeling? Yes _____ No
If yes, please explain: _____

PUD only information:

Is your home located in a Planned Unit Development (PUD), or do you participate in a Home Owner's Association? Yes _____ No _____ If yes, what amount of dues to you pay?

_____ Monthly _____ Quarterly _____ Yearly

What common area amenities are included? (Park/Playground, Pool, Sports Court, Trails, Maintenance, etc.)

Are there any declarations of covenants, conditions or restrictions that affect the property? Yes _____ No _____

Sales History:

Was your property recently purchased? When 2021 Amount 232K

Has your property been offered for sale within the past 12 months? Yes _____ No \$ _____

If yes:

From ___/___/___ to ___/___/___ Listing agent: _____

I affirm the foregoing to be true and correct to the best of my knowledge.

Owner: Adam Nemmes Date: 4/21/26

Owner: [Signature] Date: 4/21/26