



MATTHEW GUZMAN
TEAM

ADDITIONAL PROPERTY INFORMATION

AGE OF THE ROOF?	REPLACED IN MARCH 2025 (ABOUT 6 MONTHS OLD)
ANY INSURANCE CLAIMS ON THE ROOF OR THE HOME?	YES, LAST YEAR AFTER THE STORM
AGE OF THE WATER HEATER?	REPLACED IN MARCH 2025 (ABOUT 6 MONTHS OLD)
AGE OF THE A/C UNIT?	ABOUT 10 YEARS OLD
HAS THE HOME HAD ANY PRIOR FOUNDATION REPAIRS?	NO
HAS THERE BEEN ANY PRIOR FLOODING OR WATER PENETRATION INTO THE HOME?	NO
DOES THE HOME HAVE ANY EXCLUSIONS? (FOR EXAMPLE, TV MOUNTS, SPEAKERS AND SPEAKER MOUNTS, ATTACHED MIRRORS, CHANDELIERS, BLINDS, CURTAINS, ETC)	N/A

AVERAGE UTILITY BILLS & CURRENT COMPANIES

ELECTRICITY	TXU / ABOUT \$150-300 A MONTH
WATER/ SEWAGE	LAKE MUD / ABOUT \$80-120 A MONTH
GAS	N/A
HOA PER YEAR OR MONTH	WEST MEADOWS HOA/ SPECTRUM ASSOCIATION MANAGEMENT/ \$320/YEAR
ANY ADDITIONAL FEES ASSOCIATED WITH THE HOME	RESALE CERTIFICATE - \$300-450 AND TRANSFER FEE - \$200