

SMART BUYER GUIDE

SYSTEMS & UTILITIES

1049 W 22nd St Unit I

Helping buyers make informed decisions with greater transparency.

Monthly Utility Costs

Utilities	Provider	Phone	Monthly Avg	Comments
Gas	CenterPoint Energy	800-752-8036	\$40*	Seller's current provider; estimate pending seller review.
Electric	Octopus Energy	833-628-6888	\$175*	Seller's current retailer; buyer may select another provider.
Water/Sewer	City of Houston	713-371-1400	\$36 annual fee	Water is covered by HOA
Garbage	Texas Pride Disposal	281-342-8178	n/a	Garbage and recycling is covered by HOA.
Internet	AT&T	800-288-2020	\$90*	Seller's current provider; buyer may select available service. Home has fiber.

**Preliminary planning estimates only; seller to review and replace with property-specific averages when available.*

Structural & Mechanical Specifications

Structure / Appliance	Year	Description
Roof	2024	Composite shingle roof.
HVAC System	Original	Recently maintained and functioning well with evaporator coil replace in 2021.
Water Heater	2026	50-gallon natural gas water heater.
Windows	Original	Aluminum-frame double-pane, low-e windows.
Plumbing	Original	PEX water-supply plumbing.
Foundation	Original	Concrete slab foundation.
Siding	Original	Cement board exterior siding.