

ADDITIONAL PROPERTY INFORMATION

AGE OF THE ROOF?	ABOUT 11 YEARS OLD - REPLACED IN 2015.
ANY INSURANCE CLAIMS ON THE ROOF OR THE HOME?	NONE THAT THE SELLERS ARE AWARE OF.
AGE OF THE WATER HEATER?	ABOUT 2 YEARS OLD - REPLACED IN 2024.
A/C UNIT?	REPAIRED ABOUT 2 YEARS AGO.
HAS THE HOME HAD ANY PRIOR FOUNDATION REPAIRS?	YES - IN 2025 CRAWL SPACE RE-ENFORCED.
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)	PATIO FURNITURE, OUTDOOR TOOLS AND GRILL.

AVERAGE UTILITY BILLS & CURRENT COMPANIES

ELECTRICITY	TXU / ABOUT \$250 A MONTH
WATER/SEWER/ TRASH	CITY OF HOUSTON / ABOUT \$40 MONTH
GAS	CENTERPOINT ENERGY / ABOUT \$60 A MONTH
HOA PER YEAR OR MONTH	NONE
ANY ADDITIONAL FEES ASSOCIATED WITH THE HOME	NONE



PROPERTY UPGRADES / FEATURES:

REFINISHED FLOORING.

NEW PEX PIPING THROUGHOUT THE HOME.

A DEDICATED FOUNDATION SLAB WITH A SEPARATE ELECTRICAL CIRCUIT BOX IS ALREADY IN PLACE FOR A FUTURE HOT TUB. THE SLAB IS CURRENTLY BEING USED FOR THE BARBECUE PIT.