

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

12607 Adams Run Dr, Cypress, TX 77429

1. Why did you decide to buy this home for yourself?

Close-in, quiet, wooded acreage with an exceptionally quiet & energy efficient house that has durable concrete, steel reinforced walls.

2. What do you think are the best features of your home?

Flexibility of living space; beautiful wooded views; professional landscaping; energy efficiency; large master bath shower; "4-1/2 car-wide" garage; & emergency generator.

3. Tell me what you like best about your neighborhood?

Friendly neighbors in a small, quiet subdivision with mature trees, large lots, or acreage close to great schools, diverse shopping, & main commuting artery.

4. What are your favorite places for recreation, shopping and eating nearby?

We enjoy the exceptional variety of eating & shopping within 5 miles of our home. As for recreation, we enjoy hiking or riding ATVs on our property, fishing in our pond, family campfires, & our annual spring bonfire with family & friends.

Useful Property Information

5. What are your average utility bills?

	April 2018 - Sept 2018	Oct 2018 - March 2019
Average Electric Bill	\$174 (Main) / \$103 (ADA)	\$141 (Main) / \$96 (ADA)
Average Gas Bill	\$26	\$41
Average Water Bill	\$167	\$95

6. How old are the the following items?

	Main Dwelling	ADA Dwelling
Air Conditioning	1 yr (Unit 1) / 2 yrs (Unit 2)	3 yrs
Furnace	22 yrs (Unit 1) / 22 yrs (Unit 2)	3 yrs
Water Heater	9 yrs	3 yrs
Dishwasher	1 yr	1 yr
Garbage Disposal	6 yrs	3 yrs
Pool	22 yrs (resurfaced);	new tile & coping 1 yr ago)
Pool Pumps	1 yr	

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7. Please list any updates/upgrades made to the property.

UPGRADES / UPDATES	YEAR COMPLETED
Total lower level rebuild (both houses); gut & remodel both upstairs baths	2017
Master bath remodel: Tile, paint, upgraded plumbing & electrical fixtures	2013
Rebuilt entire entry staircase - upgraded to oak treads & handrail	2007
Removed & upgraded entry, hall, family room, kitchen, utility, & bath tile	2007
Added Travertine back-splash in kitchen & utility; Granite around fireplace	2007
Upgraded kitchen & utility counter tops to granite	2007
Added back porch & balcony; expanded garage "2-car widths" & driveway	2002
Installed sprinkler system; sodded yard, & professionally landscaped	2001
Installed whole-house electronic air filters on both HVAC units	2001
Wood floors in master, dining, & office; all new carpet; all fresh paint	1999 (upon purchase)

Exclusions

Included When Selling a Home: Any equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, mounts and brackets for televisions and speakers, heating and air-conditioning units, security systems, fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, pool cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by seller and attached to the above described real property. Any window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

8. Are there any exclusions, or items you are not including, with the sale of the property?

No Yes (Please be sure to reference above list of inclusions)

If Yes, please list any exclusions below:

Wind sculpture; tool hangers & portable work bench in garage; appliances not built-in

PolySteel Construction

(from PolySteel.com website)

What is PolySteel?

PolySteel is a insulated, steel reinforced, concrete wall system.

PolySteel is known for the proven performance of our patented steel tied forms. Combining solid, reinforced concrete with high-density expanded polystyrene and welded steel to set a new standard in the construction industry.

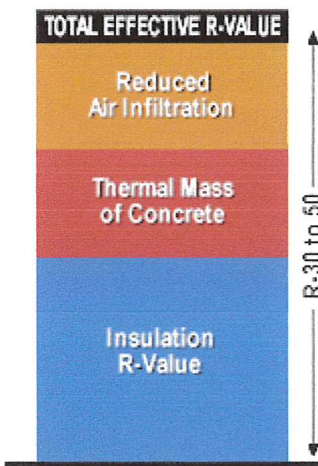
Benefits

Energy Savings

We guarantee, in writing, you'll save at least 33% on energy costs over 2x6 stick frame construction with R-19 insulation! But, depending on where you live, your actual savings are likely to be 30 - 80%!

- PolySteel walls are **more energy efficient** than R-40 insulated 2x12 stick frame walls.
- PolySteel walls **minimize** outside air infiltration, leaks, and drafts.

THE R-VALUE OF POLYSTEEL



Walls made of PolySteel perform, on average, like a stick frame wall constructed for R-40 insulation. This is because the **Total Effective R-Value performance** of PolySteel consists of three factors:

- The R-Value of the **expanded polystyrene**
- The thermal mass of the **concrete**
- The enormous **reduction in air leakage**.

As a result, PolySteel walls actually perform as high as **R-50**, or more in some areas of the country!

Security

A feeling of physical security results from being sheltered by impenetrable steel-reinforced concrete walls, and the peace of mind that comes from knowing that you are living or working in the most energy efficient and environmentally favorable structure.

PolySteel walls are 2 to 4 times stronger than the maximum design wind load required by the Uniform Building Code. **PolySteel walls are bullet resistant and have been independently tested to withstand flying debris driven by a 250 mph wind.**

PolySteel walls are 4 to 9 times stronger than the maximum design earthquake load required by the Uniform Building Code.

PolySteel is the first insulating concrete wall system to pass the rigors of a 4-hour fire test without the addition of any wall coverings required to assist in its performance. PolySteel's unique steel ties hold the EPS foam together, further insulating the walls and providing added protection on the side unexposed to the flame. PolySteel's extremely low toxicity, smoke development, and flame spread, make our walls safer from the hazards of fire. The air tightness of PolySteel structures also inhibits the oxygen needed to allow a fire to spread rapidly.

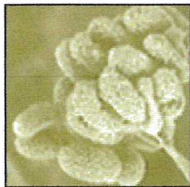
Lower Maintenance Costs

The three most common causes of exterior wall maintenance are termites, rotting, and painting. PolySteel homes are **highly resistant to rotting and termites.**

Save On Homeowners Insurance

In most parts of the country, your PolySteel home can be insured for **10 - 25% less** than conventional homes because of its **resistance to fire, tornadoes, hurricanes, and earthquakes.**

Common Black Mold



Mold requires an organic material, such as wood on which to grow. PolySteel forms contain NO organic material. Hollow cavities can trap moisture, making traditionally constructed structures vulnerable to mold. PolySteel walls are made of solid concrete and have NO cavities which trap moisture.

Properly ventilated PolySteel structures guarantee low humidity, greatly decreasing the opportunity for mold growth because mold requires a relative humidity of 50% or higher to grow.