

FYI to Buyers

Address: 1610 Montieri Street League City, Texas 77573

Schools: Elementary _____

Junior High _____ High School _____

Neighborhood Security system monitoring, Frontyard Landscaping/maintenance,
Amenities: Private gated, Recreation center, planned activities, Fitness center, pool
sports courts, walking paths, catch & release fishing,

Flooring material: Piazza Tile/Cadony Carpet Countertop material: Granite

Cabinet type: Avalon Glaze, Maple, Java → Both Bathrooms and Kitchen

Original with house April 2010

Please Provide the Age for the following: HVAC system w/ 2 stage condensor

LENNOX A/C: XG-21 # of units: 1 SEER = 20 Heater: LENNOX # of units 1

Oven: Whirlpool Dishwasher: Whirlpool Roof: original - 30 year w/
RADIANT BARRIER

Stove: Whirlpool Water Heater: original Carpet: original

Pool: (*) Pool Equipment: (*)

(*) Located across the street with easy access to pool, clubhouse, exercise room, ball room, activities, etc.

Circle one:

Heat: Electric (Gas) Stove: Electric (Gas) Oven: (Electric) / Gas

Dryer: (Electric) / Gas If Electric are there gas connections also (Y) or N

Recent Updates? SEE "10 Top Things" (next page)

Energy Saving Features: HVAC system is extremely efficient, house is well insulated, Attic AREA HAS

Attic fans: yes (no) Attic vents: yes (no) insulated windows: yes (no) programmable thermostat: yes (no)
(includes Ridge vents)

Are there any existing warranties? HVAC System

Have there been any insurance claims? No

Is there an existing survey? YES

(Apr thru Sep)

(Oct thru MAR)

Utility Cost

2017 / 2018

2017 / 2018

Electric: Average summer #43 / #30

Winter #25.50 / #26.50

Gas: Average summer #23 / #20

Winter #30 / #35

Water: Average summer #44 / #63

Winter #50 / #45

(+ Sewer + Trash) included

Taxes #5,094.05

HOA dues #3,168 ANNUAL

Are there any Exclusions? If so please list

HOMESTEAD OVER 65

What are the top things that buyers should know about your home?

1. Location of home is central to all community activities and amenities - no need for transportation
2. Original owner - engineer involved from start to finish
3. Home is extremely sound and very energy efficient, well maintained
4. Home has back-up generator for electrical power. G.E. Generator ^{very} efficient.
5. Upgraded backyard with no grass, raised gardens, water fountain, very comfortable.
6. Sunroom has unique sliding glass doors (impact glass) ceiling fans, reinforced decking
7. Garage has extra storage area with epoxy painted floors
8. Home has pull out drawers in kitchen area and master bath
9. Diapers are located throughout home; tray ceilings in living + bedroom areas
10. Very nice community with great neighbors plus no damage to home OR flooding during Hurricane Harvey.

What days are the following:

Trash

pickup: Monday + Thursdays Recycling: THURSDAYS

Mailbox number (if applicable) 3 Any Regular Maintenance agreements? HOA Front Yard

Cost of: Homeowners Policy #333,15 Windstorm #1,222

Flood Insurance #425

*Eye ON Security → #9.74/mo.