

## FYI to Buyers

Address: 655 Iago Court, League City, TX 77573

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### SCHOOLS

Elementary: Silbernagel

Middle: Dunbar

Junior High: McAdams

High: Dickinson

Neighborhood Amenities: Gated community. Security system monitoring for individual homes included with HOA dues. Front lawn and landscaping maintenance included with HOA dues. Large pool and club house (with fitness center, ballroom, kitchen, and other gathering areas), walking paths. Many and varied activities scheduled throughout each week at the clubhouse.

Flooring material: Wood throughout except for tile in bathrooms, kitchen, laundry

Countertop material: Quartz (Silestone)

Cabinet type: Birch Flat Panel Salerno - Mocha in kitchen, bathrooms, laundry room (staggered upper cabinets in kitchen)

Please Provide the Age for the following (note: all new in November, 2016):

A/C: 2.5 years # of units: one system

Heater: 2.5 years # of units: one system

Oven: 2.5 years Dishwasher: 2.5 years Roof: 2.5 years

Stove: 2.5 years Water Heater: 2.5 years

Carpet: Not Applicable (no carpet)

Pool: Not Applicable Pool Equipment: Not Applicable

Underline one:

Heat: Electric / Gas Stove: Electric / Gas Oven: Electric / Gas

Dryer: Electric / Gas If Electric are there gas connections also: YES or No

**Recent Updates?** Motor and blades on the fan on the HVAC condenser outside were replaced under warranty in February, 2019. The five-year warranty from Lennox on parts on the HVAC continues through November, 2021.

**Energy Saving Features:** Lennox 16 SEER High Efficiency HVAC with environmentally friendly 410A Refrigerant and R6 Rated Duct System. Insulation package includes: R-13 Batt insulation installed in wall with zero tolerance application; R-22 Fiberglass insulation in sloped ceilings; R-30 fiberglass insulation in attic. High efficiency insulated Low-E3 vinyl glass windows. Energy efficient 40-gallon Gas Water Heater. Radiant barrier roof decking. Programmable Honeywell thermostat.

Attic fans: yes/NO      Roof vents: YES/no      Insulated windows: YES/no  
 Programmable thermostat: YES/no

**Are there any existing warranties?**

YES. The builder’s five-year limited warranty against various types of water infiltration and internal leaks extends until November, 2021. The builder’s ten-year limited warranty on structural elements (footings, bearing walls, etc.) extends through November, 2026. Materials received from the builder regarding these warranties will be available to new owners. The warranties do transfer to new owners.

**Have there been any insurance claims?**

NO

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**Is there an existing survey?**

NO

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**Utility Cost (based on actual billings in 2017 and 2018)**

	<u>SUMMER</u> (April to December)	<u>WINTER</u> (October to March)
	<u>For 2017/For 2018</u>	<u>For 2017/For 2018</u>
Electric Average:	\$40/\$43 per month	\$35/\$40 per month
Gas Average:	\$20/\$20 per month	\$24/\$38 per month
Water & Sewer Average:	\$38/\$55 per month	\$68/\$45 per month
Trash (fixed per month):	\$13.20/\$16.35 per month	\$13.20/\$16.35 per month

Property Taxes (including Galveston County MUD #44 taxes) paid in January, 2019 (reflects homestead exemption and over-65 exemption): \$6,380.37

HOA dues: \$3,168 annually

Are there any Exclusions? If so please list. NONE

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

1. The community amenities are outstanding (large pool and clubhouse, fitness center, many classes and activities). Whether participating in activities, or just visiting with neighbors while out walking, the community is friendly and there are always people eager to help with matters big or small.
2. The 9-foot ceilings (with tray ceilings in the living room and master bedroom), the many windows, the large leaded glass insert on the fiberglass front door, the full light insert on the back door - all create a light and airy and very expansive feeling in the home.
3. Low maintenance features include brick veneer (instead of siding) on the back of the house as well as on the front and sides; the sprinkler system has been extended to the back yard (as well as in the front and side yards); the whole house has gutters (not just the front); and the front lawn and landscape maintenance are provided as part of the Homeowners Association services. The back yard is just big enough to provide for a serene spray of landscaping to enjoy while relaxing on the extended back patio, and the size of the back yard is very low-cost to maintain.
4. Roll-out shelves/trays on lower cabinets in kitchen (including a roll-out wastebasket) are real back-savers!
5. The wood floors are beautiful to look at and very easy to maintain - they have never required anything but a quick swipe with a dry Swiffer pad every couple of days.
6. The house has been well built and well insulated. Energy-saving features result in monthly utility bills that are very low.
7. The HVAC system is extremely quiet (quieter than any other house I've lived in). There are three ceiling fans in the house as well as a ceiling fan on the patio.
8. There is plenty of storage room in the garage as well as three closets in the master bedroom/bath (the walk-in closet is huge), a deep storage closet in the laundry room, a large pantry in the kitchen, as well as closets in the guest bedroom and the guest bath, and a coat closet at the entrance. Very many options in terms of where to put things you want out of sight!
9. The house came with hurricane shields for all the windows, which are stored in the attic.

10. There was no flooding or damage from Hurricane Harvey nor from other storms since the house was completed in November, 2016. The property has never even experienced any high water encroaching on it from the street. The house sits high on the property.

What days are the following:

Trash pickup: Monday and Thursday

Recycling: Monday

Mailbox number (if applicable): #8, in the short stack of mailboxes on Cavallo Pass

Any Regular Maintenance agreements? The HOA maintains the front lawn and landscaping (cost included in dues). The HOA has an agreement for a security system that homeowners can activate for their individual homes (cost included in dues). I have maintained an agreement with Houk for routine twice-a-year servicing of the HVAC system. I have also maintained a routine maintenance agreement with Home Team Pest Defense for quarterly treatments of the property, and they are also the provider of the termite protection plan which the builder paid for in the first year and which I have maintained since.

Cost of:	Homeowners Policy:	<u>\$969 (annual cost)</u>
	Windstorm (and Hail):	<u>Included in \$969 price of policy listed above</u>
	Flood Insurance:	<u>\$450 (annual cost)</u>