

Notes from the Seller

Useful Information Relating To:

22602 Cardinal Ln

What is the age of the: AIR Handler 6 yrs
compressor 2 yrs
 A/C- Unit 1 2 yrs Unit 2 2 yrs (compressor)
 Water Heater-Unit 1 6 years Unit 2 _____
 1st+2nd Floors Heater/Furnace 6 years - 6 yrs Dishwasher 10+ yrs. - not working
 Stove 10+ yrs. Oven 10+ years.
 Carpet 10+ yrs Other Flooring _____
 Interior Paint over 10 yrs Exterior Paint NA
 Pool _____ Spa/Hot Tub NA
 Roof over 10 yrs Fence over 10 yrs

Please list any upgrades or remodeling you have done to the home and the year completed.

(See Word document) attached

Cost of Utilities: NOTE: Electric Heating + Cooling / GAS for Water Heater
Dryer, Range

Month	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Year	2018	2018	2018	2018	2018	2018	2018	2018	2018	2018	2018	2018
Electric	122	110	38	48	63	68	88	80	68	48	91	129
Gas	63	59	56	50	49	45	44	45	43	49	49	46
Water	62	68	76	63	76	63	63	57	57	57	50	50

Fireplace
 (Wood +
 GAS
 LOG
 OPTION)

INCL.
 HEATING +
 COOLING

(Range,
 Dryer,
 Water Heater,
 Fireplace)

Linda Schneider June 13, 2019

Seller: _____ Date: _____ Seller: _____ Date: _____



Rae Lynn White, MCNE
 Part Realtor, Part Matchmaker
 Coldwell Banker United, Realtors
 Top Producer 2003 - 2017
 Ranked in Top 15 of 700 Coldwell Banker
 United Realtors 2012-2017
 Cartus Certified Relocation Specialist
 713-869-0456 office 713-598-4097 cell

⊗ AVG. 11.5¢ kWh
 for 1st Floor only.
 One resident.

(More usage for Heating
 than for Cooling)

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UPDATES:

2013 – Gas water heater

2013 – New HVAC systems (2 units, one on each floor), not including ductwork.

The old water-heater-assisted heating plant was replaced by an electric furnace, with A/C included (Heating & Cooling, all electric.) Same for 2nd floor.

I think only 1 outside A/C condenser was replaced at the time.

2013 – New Electric Panel box installed, to accommodate increased demand from furnace.

2017 – 2 New A/C Condensers installed outside to comply with non-Freon coolant regulation.

According to previous owners (before 2009):


2006-2007 - Double-paned windows were installed over a 2-year period.

2005 - Kitchen remodeled. Downdraft Range likely from that year as well.

(Refrigerator, Washer and Gas Dryer are all 2009.)

Original Building Plans and Photos and newspaper clipping show that the house was built with energy conservation in mind. (Except the water-heater-assisted heating didn't work very well and replaced with electric furnace.) Back windows obviously let sun into the room in winter, heating up the floor tile and fireplace. The roof overhang shields sun in the summer. 6" thick insulation in outside walls and attic keep heating and cooling bills low.

HOA yearly dues of \$690 include the \$220 yearly waste/recycling pickup. Two trash pickups per week: Wednesday (trash & recycling pickup). Saturday (trash and heavy trash: furniture, etc.)
See HOA page online for details.

DocuSigned by:

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LINDA SCHNEIDER