

16118 Cairngorm Ave. Houston TX 77095

COPPERSTONE
IN WHEATSTONE VILLAGE
(FEATURES)

STYLISH INTERIORS

- * Dramatically Designed Interiors
- * Two Reversible Brass Ceiling Fans
(Family Room & Master Suite)
- * Wood Burning Fireplaces (gas)
- * Gas log lighters - granite surround
- * Decorator Lighting
- * Choice of Designer Wallpapers
- * Plush Carpeting with Padding replaced
- * Brass Door Hardware
- * Prewired Telephone Outlets
- * Crown Moulding
- * Raised Panel Interior Doors

ENERGY EFFICIENT DESIGNS

- * Insulation - R-22 in Flat Ceiling
R-22 in Sloped Ceiling
R-13 in Walls
- * Insulative Sheathing
- * Foam Sealed Exterior Walls
- * Setback Thermostats
- * Gas Furnace replaced: 210
- * Gas Water Heater replaced
- * Laundry Room Located Inside
- * Dryer Venting
- * Copper Water Supply Lines

CONVENIENT KITCHENS

- * G.E. Range with Continuous Cleaning Oven replaced
- * G.E. Microwave Oven replaced
- * G.E. Dishwasher with Potscrubber Cycle replaced
- * Stainless Steel Double Sink with Sprayer replaced
- * Garbage Disposal replaced 2012
- * Icemaker Connections
- * Handcrafted Oak Cabinetry replaced
- * Wide Selection of Counter Tops replaced - granite
- * Generous Pantries
vinyl flooring replaced with tile

CUSTOM OPTIONS

- * Floor Covering Upgrades
- * Whirlpools - master
- * Wet Bars N/A

* Many Other Items (Ask Your Sales Representative for More Details)

LUXURIOUS MASTER SUITES

- * Spacious Master Suites
- * Large Closets
- * Brass Ceiling Fan in Master Suite change
- * Marble Garden Tubs fan
- * Separate Glass Enclosed Showers replaced
- * Ceramic Tile Tub Enclosures replaced
- * Cultured Marble Double Vanities replaced
- * Full-sized Mirrors granite
- * Linen Storage

SECURITY / SAFETY

- * The National HOW 10-Year Homebuyer Protection Plan N/A
- * Deadbolts
- * Smoke Detectors + carbon mono.
- * Outside Lighting Package
- * Protective Ground Fault Interrupter Circuits

IMPRESSIVE EXTERIORS

- * Hand-Stained Wood Front Entry Door - painted
- * Elegant Exterior Designs
- * American Made Brick
- * Steel Garage Doors replaced
- * Fire-Resistant Fiberglass Shingles 240#
- * Pre-wiring for Garage Door Openers N/A
- * Outside Faucets
- * Engineered Post-Tension Stressed Foundation
- * Six Foot Privacy Fence
- * Fully Sodded Front Yards
- * Landscaping Package
- * On-Site Home Construction (Not Pre-fab)

FOX AND JACOBS
HOW BUILDER

Center

	Date	Cost
Air conditioning / heating	2010	3,500.00
roof	4/07	5,660.00
paint / repairs outside	4/2007	3400.00
Chimney - garage - walls hardi	4/07	
Kitchen cabinets	6/07	7000.00
Countertop	6/07	4000.00
stone	/02	150.00
microwave	7/07	150.00
dishwasher	1/05	735.00
paint out inside	07/12	
garbage disposal	2012	88.00
solat screens		
sprinkler system		
comb-smoke, carbon monoxide alarm	2/06	

Ceiling fans - 6
 walk in closets all bedrooms
 low electric bill
 gas fireplace

Roof.

Exterior paint

siding garage (2 sides)

Hardi plank (Chimney + Cedar

Kitchen cabinets, granite, mirror

oven updated

dishwasher updated

fridge updated ? included? next.

2012

master new tile shower, ^{toilet} walls, floor, granite lights, ^{also} glass

2012

other B.R. tile floor + toilet (with update tub)

2012

powder room granite, mirror

2010

new AC, furnace 16 seer high efficiency 10 yr warranty

2012

~~spend~~ new back door

2012

garbage disposal

2012

new light fixtures exterior

Centex Homes

built 7/1989

3635 or 2655 sq ft

2 story 2 1/2 baths 2 @ garage 4 bedrooms

living, dining, kitchen, den

sprinkler system

UTILITY INFORMATION

16118 Cairngorm Ave.

Property Address

	Company	High	Low	Average
Gas	Centerpoint ENERGY	78.29	15.16	32.71
Electric	Green Mountain ENERGY	180.59	55.30	99.89
Water	MOD #155	74.32	30.89	54.05
Trash	V F WASTE SERVICES (NOW INCLUDED IN HOA)			

Karenal McGuire 1/26/13
Seller Date

J. Kute 1/26/13.
Seller Date

Month paid	Electric	Gas	Water	Drought Surchage
Oct 2011	147.98	22.34	64.00	
Nov	79.82	25.21	71.16	
Dec	66.14	44.57	71.16 ^{usage}	
Jan 2012	74.74	44.57 78.27	30.89	
Feb	60.02	56.95	34.41	
Mar	57.37	43.72	38.43	
Apr	61.88	27.01	54.75	
May	85.96	22.06	7.32	
June	104.85	24.71	64.53	
July	173.65	20.66	67.80	
Aug	160.26	15.16	64.53	
Sept	180.57	22.10	51.48	
Oct	112.90	22.80	64.53	
<u>Nov</u> ave	<u>113.89</u>	<u>35.46</u>	<u>62.66</u>	

Garbage now paid thru HOA 11.44 per month (new)
 HOA / POA fees per year
 2011 HOA 500.00 POA 66.18

	Electric	Gas	Water
Nov	71.09	22.10	64.53
Dec	55.33	36.99	38.43

2012 AVERAGE

\$99.89

2012 AVG. 32.71

2012 AVG. 54.05