

FYI to Buyers

Address: 2923 Oakland Drive

Schools: **Elementary** Colony Meadows

Junior High: Fort Settlement **High School:** Clements

Neighborhood Amenities: Community pool

Please Provide the **Age** of the following:

A/C⁸ **# of units**² **Heater**⁸ **# of units**²

Oven⁵

Dishwasher⁵

Roof¹⁵

Stove⁵

Water Heater^{3,8}

Carpet/Flooring¹⁰

Pool^{N/A}

Pool Equipment^{n/A}

Circle one: **Heat:** Electric or Gas **Stove:** Electric or Gas **Oven:** Electric or Gas

Dryer: Electric or Gas if Electric are there gas connections: Y or N

Recent Updates? 2014 new kitchen soft closing cabinet, stainless appliance by Home Depot

Energy saving features: whole house solar screens

Are there any existing warranties? N/A

Have there been any insurance claims? 2018 CHIMNEY FLUSH LEAK WATER - fixed

Is there an existing survey? Y or N

Utility Cost

Electric: Avg. summer \$ 250 Winter \$ 50

Gas: Avg. summer \$ 25 Winter \$ 95

Water: Avg. summer \$ 100 Winter \$ 100

Taxes: \$ 9329.91

HOA Dues: \$ 745

Are there any Exclusions? If so please list:

Water filtration system under sink



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

1. new electrical switch panel, whole house surge protection on electrical wire, phone wire, TV cable.
2. water softener: no electricity required, just add salt
3. sprinkler system: front and back yard
4. whole house solar screen, can be easily put on and taken off
5. new door knob and locks, all closet with door locks
6. new faucets and shower heads except guest bath
7. foundation reinforcement on front of house by Certified Foundation Experts
8. new 2 in child proof cordless blinds
9. whole house rain gutters
10. toilet: soft closing seats and 1.28-Gallon water saving feature.

What days are the following?

Trash Pickup: Tuesdday, Friday

Recycling: Friday, Green pick up: Tuesday

Mailbox number (If applicable): _____

Any Regular Maintenance agreements? N/A

Cost of:

Homeowners Policy: 2400/year

Windstorm: _____

Flood: _____



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