



Getting To Know 2338 Bastrop...

1. Age of roof, any repairs, updates, or issues to mention?

2007. No issues to mention here.

2. Age of water heater(s), repairs, updates, or issues to mention?

2007. Plumber performed a system check prior to listing. System is functioning properly.

3. Type of water lines in the home (Galvanized Steel, Copper, PVC, PEX, etc), repairs, updates, or issues to mention? **PVC water lines are in the walls. No issues to mention here.**

4. Type of water lines under the home (Cast Iron, PVC, etc), repairs, updates, or issues to mention?

PVC lines are under the home. No issues to mention here.

5. Age of HVAC system (inside and outside), repairs, updates, or issues to mention?

HVAC system was replaced in 2013. System is functioning properly.

6. Age of the electrical system, repairs, updates, or issues to mention?

2007. No issues to mention here.

7. Age of the windows? Are they double pane? Are they low e?

2007. Double pane, fully functioning.

8. Any foundation repairs, updates, or issues to mention? **No repairs, updates or issues.**

9. Any pest control issues to report? **No repairs, updates or issues.**

10. Is the home in a flood plain? Any flooding to report? Do the current owners have flood insurance?

If so, how much do they pay?

The home is not in a flood plain and has never flooded. The owner received a flood insurance quote of \$504 per year from State Farm.

11. Do you have a copy of a survey? **Yes.**



12. Do you have any prior inspections reports to share? **No.**

13. Do you have a seller's disclosure to share? **A completed form is posted in MLS.**

14. Is there a sprinkler system? **Yes. The system is controlled by, maintained by and funded by the HOA.**

15. Are the appliances staying? (Refrigerator, Washer, Dryer, other)

The refrigerator (2007), microwave (2007) and stove (2007) are included in the sale of the home. The washer and dryer have been removed.

16. Are the appliances gas or electric? **Gas and Electric.**

17. Any other upgrades / updates worth mentioning?

The home received a complete interior facelift in April of 2020.

1st Floor – New paint on walls, trim, cabinets and doors. New electrical outlets and switches. New wood floor in bedroom. New granite countertop and plumbing fixtures for the bathroom sink, new mirror and new lights. New blinds. "Ring" doorbell.

2nd Floor - New paint on walls, trim, cabinets and doors. New electrical outlets and switches. New wood flooring on the stairs. Refinished solid oak floors, New mirror and new lights in the bathroom. New GE dishwasher. New kitchen faucet. New blinds. Patio power washed and painted.

3rd Floor - New paint on walls, trim, cabinets and doors. New electrical outlets and switches. New wood flooring on the stairs, continuing throughout the 3rd floor. New granite countertop and plumbing fixtures in the guest bathroom as well as new mirror and new lights. New blinds.

4th Floor - New paint on walls, trim and doors. New electrical outlets and switches. New wood flooring on the stairs. New lights. Patio power washed and painted.

18. Does the purchase include a home warranty? **We would be happy to consider this option with a strong offer.**

19. Is there a HOA? What are the HOA fees? What do the HOA fees include?

The HOA fees are \$1863 per year and include water, trash, street and electronic gate maintenance and common area maintenance.

20. Why is the home being sold?

The owner purchased the home for their children who have relocated in the past 6 months.