

# INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



## PROPERTY ADDRESS:

16618 Fern Rock Falls Court, Spring, TX 77379

### 1. Why did you decide to buy this home for yourself?

One (1) story with 4 bedrooms; 2 bedroom/bath combinations on 1 side of living spaces and 2 on the other side.

### 2. What do you think are the best features of your home?

One (1) story, open design; high ceilings; great kitchen; numerous built-in bookshelves in study, dining area, family room, and master closet.

### 3. Tell me what you like best about your neighborhood?

Quiet and safe; courteous, thoughtful, and quiet neighbors; close to shopping and amenities; within walking distance to parks and gym.

### 4. What are your favorite places for recreation, shopping and eating nearby?

Meyer Park; The Vintage; many options for food within 1-2 miles.

## Useful Property Information

### 5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	267	167
Average Gas Bill	40	90
Average Water Bill	85	55

### 6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2 years	4 years; Unit 3 is 2 years
Furnace	2 years	4 years; Unit 3 is 2 years
Water Heater	4 years	13 years
Dishwasher	13 years	
Garbage Disposal	6 years	
Pool	na	
Pool Pumps	na	

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7. Please list any updates/upgrades made to the property.

UPGRADES / UPDATES	YEAR COMPLETED
whole house generator	2015
replaced all 3 HVAC systems	2016 and 2018
replaced 1 of 2 water heaters	2015
new fence on 2 sides	2018
replaced landscape lights with LED	2019

## Exclusions

**Included When Selling a Home:** Any equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, mounts and brackets for televisions and speakers, heating and air-conditioning units, security systems, fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, pool cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by seller and attached to the above described real property. Any window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

8. Are there any exclusions, or items you are not including, with the sale of the property?

No     Yes    (Please be sure to reference above list of inclusions)

If Yes, please list any exclusions below: