

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

12730 Briar Harbor Drive, Tomball, TX 77377

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

We were returning from a 3-year stay in Europe, had never lived in the Houston area before, and wanted a new home within reasonable distance to work.

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

Tall ceilings, lots of natural light, open concept for kitchen/living/breakfast areas, large game room upstairs, large corner lot, floored attic over garage, study downstairs, split bedrooms with master down.

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

Neighbors are friendly and involved in community events; community pool, splash pad, playground, and basketball areas are available; well-maintained community with an active HOA board

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

Walmart (.75 mile), HEB (.75 mile), Kroger (1.5 miles), lots of restaurants within a two mile radius, Home Depot/Lowes within 8 miles, Willowbrook Mall within 10 miles

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	305	149
Average Gas Bill	20	43
Average Water Bill	178	56

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2012	2012
Furnace	2001	2001
Water Heater	7	
Dishwasher	7	
Garbage Disposal	7	
Pool	n/a	
Pool Pumps	n/a	

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

UPGRADES / UPDATES	YEAR COMPLETED
Ceiling fans (7)	2020
New A/C compressor (main unit) 5 yr warranty	2020
New A/C evaporator coil (main unit) 10 yr warranty	2019
New oil rubbed bronze door hardware throughout	2020
New plumbing and lighting fixtures in all bathrooms	2020
New fence	2020
New paint throughout, walls and trim	2020
New flooring downstairs (luxury vinyl plank)	2020
New frameless shower enclosure in master bath	2020
Had kitchen cabinets painted and added a subway tile backsplash	2020

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:

We're still cleaning out the garage and the upstairs attic, which we hope to have completed in the next week. Those things will be excluded.

We will also be replacing the attic stairs in the garage.