

RE/MAX[®] COASTAL

FYI to Buyers

Address: 2220 Winecap Ln, - League City, TX 77573
Schools: Elementary Go Forth Junior High League City H.S. High School Clear Creek High
Neighborhood _____
Amenities: N/A

Flooring material: Porcelain Tile Countertop material: QUARTZ
Cabinet type: Fabricated

Please Provide the Age for the following:

A/C: 6yr 7mo # of units: 1 Heater: 6yr 7mo # of units 1
Oven: 2yr Dishwasher: 2yr 8mo Roof: 16yr
Stove: 2yr 8mo Water Heater: 2yr 7mo Carpet: N/A
Pool: N/A Pool Equipment: N/A

Circle one:

Heat: Electric / Gas Stove: Electric / Gas Oven: Electric / Gas

Dryer: Electric / Gas If Electric are there gas connections also Y or N

Recent Updates? House + Garage has been Painted Roof Cleaned (Soft Washed), Bathroom (Master) Remodeled, Tile Floor, Wardrobe doors installed (ALL).

Energy Saving Features:

AC/HEATER, Hot Water Heater, Solar Screens, LED Lighting, Ridge Vents

Attic fans: yes no Attic vents: yes no insulated windows: yes no programmable thermostat: yes no

Are there any existing warranties? NO

Have there been any insurance claims? yes, Flood Insurance Claim, August 2017

Is there an existing survey? yes

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Utility Cost

Electric: Average summer 175⁰⁰ Winter 155⁰⁰

Gas: Average summer 25⁰⁰ Winter 45⁰⁰

Water: Average summer 100⁰⁰ Winter 55⁰⁰

Taxes _____ Taxes after exemptions 3,125.³² HOA dues 200⁰⁰ Annual

Are there any Exclusions? If so please list
see attached

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

1. Finished Out Garage AND storage Area above Garage
2. Garage Floor has been treated with Epoxy + Flakes
3. Special Storage bins for Medication Window Protection
4. Outside of house AND GARAGE has been painted Recently
5. Ceiling of Car Port Replaced with wood - (NO more sagging)
6. Oversized Garage (2 1/2 deep).
7. Storage under stairs in Garage
8. Sprinkler System - Main water line + Elect. for Backyard installed!
9. _____
10. _____

What days are the following:

Trash pickup: Monday + Thursday Recycling: Monday

Mailbox number (if applicable) N/A Any Regular Maintenance agreements? NO

Cost of: Homeowners Policy \$747²³ Windstorm \$1,666⁰⁰

Flood Insurance \$564⁰⁰

Exception items to be removed by seller

2220 Winecup Lane, League City, Texas

Items in room above the garage

1. TV stand
2. End table
3. Filing cabinets (2)
4. Desk chair

Items in the garage

1. Butcher block work table
2. Rolling gray tool chests (2)
3. Rolling gray supply cabinet
4. Refrigerator

Items in home

1. Small refrigerator in laundry room
2. Washer and dryer
3. Drapes and sheers in master bedroom
4. Sheers in front bedroom and back bedroom
5. Hanging glass balls in kitchen