

# INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



## PROPERTY ADDRESS:

18130 Forest Cedars Drive, Houston, TX 77084

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

We liked the location, the school district, and it fit our family needs. We liked the floor plan It is close to so many of the places we shop, worship, and find recreation.

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

The master bedroom and bath are spacious and separate from other bedrooms on other side of house. The large trees are nice.

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

The neighbors are friendly and helpful. The HOA is active and maintains the deed restrictions. It is in a central location between 290 and I-10 and provides quick access to many places to which we travel regularly.

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

Los Cucos Mexican Restaurant on Clay Road, Chick-fil-a, Torchy's Taco's, Fajita Willie's  
The Berry Center is only a couple of miles away  
Katy Mills Mall and Cypress Outlet Center, Costco in Cypress or Katy  
Typhoon Texas in Katy, Monkey Joe's, Urban Air

## Useful Property Information

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

|                       | SUMMER                       | WINTER |
|-----------------------|------------------------------|--------|
| Average Electric Bill | \$368 (Before new AC System) | \$186  |
| Average Gas Bill      | \$34                         | \$44   |
| Average Water Bill    | \$100                        | \$69   |

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

|                  | UNIT 1               | UNIT 2 |
|------------------|----------------------|--------|
| Air Conditioning | New as of 12/20/2020 | NA     |
| Furnace          | New as of 12/20/2020 | NA     |
| Water Heater     | 9 years              | NA     |
| Dishwasher       | 1 year               | NA     |
| Garbage Disposal | 1 year               | NA     |
| Pool             | NA                   | NA     |
| Pool Pumps       | NA                   | NA     |

# INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



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

| UPGRADES / UPDATES   | YEAR COMPLETED |
|--|----------------|
| New granite countertops in Kitchen, master bath, hall bath                       | 2020           |
| New sinks and faucets in kitchen and both bathrooms.                             | 2020           |
| New composition shingle roof. New rain gutters                                   | 2020           |
| New AC and heating system including ducts and registers                          | 2020           |
| New waterproof vinyl laminate floors in family room, kitchen, breakfast, hallway | 2020           |
| New paint interior and exterior.   | 2020           |
| Popcorn ceilings removed and updated/re-textured                                 | 2020           |
| Seamless glass shower surround installed in master bath                          | 2020           |
| All trees on property professional pruned  | 2020           |
| Electrical panel/breaker box replaced and upgraded                               | 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:

Refrigerator in kitchen  
Freezer in garage  
Washer and Dryer