



Interview with the Sellers

Property Address: 12910 Ocean Point Dr

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

SCR is a great development near Houston, med center, etc. Near the big city, but peace + quiet of a suburb. Excellent place for a single person, couple, or family.

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

The master bathroom and the closets in the master bedroom, the nest thermostat, and the nest smoke detectors, the downspout buried drainage to the curb. The high ceilings + stone accent wall in the living room! New farm sink in backyard (palm trees!!!)

3. Share with me what you like most about your neighborhood.

The concrete walking/cycling trails along the bayous, the HOA swimming pools and tennis courts. Plants + quiet, very friendly neighbors!

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

Pearland Town Center, Italianos, walking trails through SCR, Thai Spice, terraces



Useful Property Information:

	Summer	Winter
Average Electric Bill	\$ 242.52	\$ 90.25
Average Gas Bill	\$ 24.51	\$ 46.06
Average Water Bill	\$ 90.72	\$ 84.40

How Old Is:

	Unit 1	Unit 2
Air Conditioner	June 4, 2019	N/A
Water Heater	May 25, 2017	N/A
Dishwasher	Feb. 15, 2017	N/A
Garbage Disposal	March 15, 2017	N/A

Upgrades:	Year Completed:
Bathroom remodel + see Excel sheet?	2018

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

YES or NO

*If "yes", please list them: Furniture

Included when selling a home: Any equipment and appliances, valences, screens, shutters, awning, 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 and 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 the seller and attached to the above described real property. Any window air conditioning equipment units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pools, swimming pool equipment and maintenance accessories, artificial fireplace logs, and control for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

12910 Ocean Point Dr, Pearland, TX 77584

Upgrades and Updates List

* per Seller

Date	Area	Item	Description	Price
2/15/2017	home	wi-fi smoke and carbon monoxide detectors	Nest Protect 2nd Generation Smart Smoke/Carbon Monoxide Wired Alarm - White quantity 6	\$594.00
2/15/2017	home	solar screens	Four master bedroom windows by Lone Star Solar Screens	\$180.00
2/15/2017	kitchen	dishwasher	Kenmore model# 14565. 24" dishwasher w/ Turbo HeatDry - Stainless Steel Tub	\$749.99
2/15/2017	kitchen	dishwasher warranty	Sears 5 year protection plan - expires February 6, 2022.	\$349.99
2/15/2017	home	surge protector	Whole Home surge protector installed by Cravens Electric	\$578.00
3/15/2017	kitchen	sink	Kohler white cast iron sink K-5871-A2-0	\$664.25
3/15/2017	kitchen	sink faucet	Kohler sink faucet K-597-VS	\$309.11
3/15/2017	kitchen	sink Insinkerator	Insinkerator Evolution Select Plus Garbage disposal, 3/4 HP	\$241.98
3/15/2017	kitchen	sink labor	Texas Master Plumber installation charge	\$425.00
4/15/2017	windows	solar screens	Three windows on right side by Lone Star Solar Screens	\$176.00
5/15/2017	rear entry door	door and hardware	Western Reflections door with Emtek hardware by Cambridge Doors & Windows	\$3,537.51
5/25/2017	home	hot water heater	Bradford White 40-gallon water heater by Texas Master Plumber	\$1,303.00
7/25/2017	garage	opener	Liftmaster 8550 wi-fi opener by Accent Garage Doors	\$485.00
7/25/2017	garage	nylon rollers	Nylon rollers replaced	\$115.00
11/12/2017	laundry	dryer	New Maytag dryer model# MEDX655DW1	\$449.00
11/12/2017	Laundry	dryer	Lowe's 5 year extended purchase plan (total of 5 years)	\$109.97
1/12/2018	first floor	walls and electrical plugs buried	Float, sand, texture up 4', install base boards, quarter round, replace electrical switches and outlets, etc.	\$10,259.32
4/6/2018	yard	drainage	Buried drainage installed by Blalock Landscaping	\$3,675.00
11/15/2018	master bathroom	Total gut and remodel	Kohler faucets, shower, sinks, toilet. Jacuzzi brand soaker tub. Frameless glass shower. Fabuwood cabinets. All new tile. By Atlantis Construction. Tile work by Houston Tile Works.	\$30,000

3/14/2019	garage	garage door jambs	Jambs replaced and painted	\$1,000.00
4/15/2019	fence	cedar plank fencing	All good neighbor fencing and gate replaced (my portion)	\$2,975.00
5/9/2019	closets	bedroom closets	California Closets installed in two master bedroom closets	\$3,227.00
5/28/2019	upstairs	banister repair	Repaired/Secured balusters on upstairs landing by Houston Stair Parts	\$515.50
6/4/2019	HVAC	thermostat	Nest - Thermostat E - white	\$169.99
6/4/2019	HVAC	HVAC	Rheem 5 ton 14 SEER by SA Specialties	\$6,198.00
6/20/2019	bedroom	roller blinds	Custom white blackout roller blinds in two bedrooms by Budget Blinds	\$977.00
7/23/2019	front entry door	handleset	Schlage handleset	\$162.00
7/23/2019	garage	door knob	Schlage garage entry door knob	\$17.00
7/23/2019	rear entry door	handleset	Emtek knob and lock assembly	\$144.00
7/23/2019	service charge	locksmith	Golden Locksmith service charge	\$215.00
10/4/2019	Laundry	washing machine	New GE washing machine model# GTW685BSL1WS	\$598.00
10/4/2019	laundry	washing machine warranty	Lowe's 3 year extended purchase plan (3 years total)	\$86.97
4/17/2020	Garage	torsion springs	New garage door torsion springs installed by Accent Garage	\$240.00
10/5/2020	Kitchen	refrigerator	New Whirlpool refrigerator model# WRX735SDHZ	\$2,149.99
12/4/2020	Upstairs	carpet	New carpet installed upstairs and staircase	\$3,138.00
12/16/2020	upstairs bathroom	towel bar	Delta Grove Park 18-inch towel bar	\$32.96
12/16/2020	upstairs bathroom	toilet paper holder	Delta Grove Park toilet paper holder	\$29.96
12/16/2020	upstairs bathroom	toilet seat	Kohler Cachet Quiet-Close toilet seat	\$29.98
12/16/2020	powder room	mirror	Moen Sage 22.79-inch oval frameless mirror	\$69.98
12/16/2020	powder room	towel ring	Moen Sage towel ring	\$21.98
12/16/2020	powder room	toilet paper holder	Moen Sage toilet paper holder	\$27.98
12/16/2020	powder room	toilet seat	Kohler Cachet Quiet-Close toilet seat	\$29.98
				\$76,258.39

Dear Home Buyer,

When we bought this house back in 2016, we planned for this to be our forever home. We had searched in many suburbs of Houston, but Shadow Creek Ranch had everything we wanted: proximity to amazing schools, great shops and restaurants close by (the lasagna at Italiano's is a must-try), miles of walking/biking trails, local dog parks and playgrounds nearby, and fast access to Houston.

Our first daughter was born in July 2017; we returned from the hospital to "Welcome Home" signs and balloons in our yard and congratulations from our neighbors. In August 2017, tragedy struck the region in the form of Hurricane Harvey. Unfortunately, due to those driving around in the flood waters and creating waves, about 2 inches of water briefly entered the house, mostly in the main bathroom. We were conservative and completed repairs on all interior walls, as we wanted to ensure the house was completely repaired and safe for our 8-week old baby. The main bathroom renovation that we completed resulted in a spa-like retreat, which is something we will miss the most about this house. We also installed a custom drainage system in the backyard following this event.

The Natchez Crape Myrtles are absolutely beautiful with white and pink flowers in the spring, and the orange Lily flowers bloom twice a year right outside of the front kitchen window. The huge palms in the backyard are our favorite! We've spent many evenings under the backyard pergola watching gorgeous Texas sunsets behind the palm trees, and the view is equally as great from the kitchen because of the large wall of windows in the living room. I'll always think of making Saturday morning pancakes for our family when I see palm trees.

Many traditions and memories are tied up in this home. During Christmas, we always placed the Christmas tree beside the mantle so we could see a fire in the fireplace, the tree, and the palm trees outside swaying in the breeze. The breakfast nook and bar can hold extra seating for visitors during the holidays and for birthdays; something we always did when hosting. Our three babies all took their first steps in the upstairs game room, and hot summers were spent comfortably in the backyard thanks to the shade from the pergola and trees. The four great pools in Shadow Creek Ranch are all a short walk away as well.

The COVID-19 pandemic changed everything for us; our families are located on the East Coast, making travel very difficult over the past year. We've made the difficult decision to leave our home (and Texas) so that our kids can grow up close to family. Our only hope is that you, as the buyers, love this home and neighborhood as much as we have. Enjoy the walking trails, the amazing winter weather, the awesome turnout every Halloween in our neighborhood, and the peace and quiet of this street. This home has been filled with love and memories, and our hope is that you, the buyers, will have the same great fortune.

Sincerely,

Handwritten signatures of John and Jessica Huskey in black ink. The signature for John is on the left and for Jessica is on the right, both written in a cursive style.

John and Jessica Huskey