

Diana Coleman/ Top Producer/ Keller Williams NE

Additional information for (Address) 25600 Thornhill Creek Court, Porter, TX 77365

Year Replaced:

Roof 2021 with transferrable 7-year workmanship warranty & 30-year shingle warranty

AC Unit 1 2018 (main) Unit 2 2005 (upstairs) Unit 3 _____

Heater Unit 1 2018 (main) Unit 2 2005 (upstairs) Unit 3 _____

Water Heater Unit 1 2017 Unit 2 _____

Cooktop (gas or electric) original

Microwave (convection- Y or N) original

Oven (convection- Y or N) (# of units _1_) original – gas, not convection

Dishwasher original

Pool Deck refreshed 2021; Polaris 2019; Pebble-Tec liner 2015

Pool AND Spa Heater 400,000 BTU Heywood Gas heater Oct. 2017; \$3,350

Pool pump _____

Fireplace (# units _1_) (gas logs and/or wood) (not used / has small gas logs but not gas inset)

Name & Brand and/or year

Interior paint Primary Bath/Bed 2020; Upstairs Office 2020; Upstairs Hall/Bath 2018

Exterior paint _____

Carpet _____

Wood/tile Hardwood – Primary Bedroom 2018; Tile – Primary Bathroom 2020; Vinyl
Wood flooring stairway and upstairs hall 2018; Hardwood – Dining Room and Living Room - 2014

| Utilities (Ave/Mo.) | Jan-Mar | Apr-Jun | Jul-Sep | Oct-Dec |
|----------------------------|------------------------|----------------|----------------|----------------|
| Electric | \$96 | \$148 | \$214 | \$139 |
| Gas | \$88 | \$52 | \$25 | \$31 |
| Water/Sewer | \$42 | \$98 | \$91 | \$84 |
| Trash | \$65 per quarter fixed | | | |

Information and estimates provided above are true and accurate to the best of my knowledge.

Initialed by Seller: _____.

Diana Coleman/ Top Producer/ Keller Williams NE

Neighborhood Amenities (Pools, parks, shopping, greenbelts, etc.)

Oakhurst 18-hole public course with membership options, lessons, and events; Oakhurst community pool; Oakhurst walking trails; Valley Ranch shopping center at Grand Parkway; Back Pew Brewery nearby; H-E-B and restaurants within walking distance; access to Spring Creek Greenway 21-mile biking and walking path is on US 59 and San Jacinto frontage or Jesse Jones Park; walking trail by Lone Star College Kingwood; park with water feature in adjacent connected subdivision; Tachus Internet newly available in neighborhood; Easy commuting location: US 59 access 5 minutes; just 10 minutes to Grand Parkway

Special Features/upgrades of this home:

Wood fence replaced – 2020

Primary Bedroom/Bathroom – total upgrade with marble counter, new tile, walk-in shower, seamless glass – 2020

Custom stained glass window in laundry room – 2018 (stays with home)

Appliances staying with home – washer new in 2017; refrigerator & dryer new in 2015

Maintenance Schedule:

Heating system:

Service date (last): December 2020

How often are systems checked: As needed

Any parts replaced? NO Yes

If yes, please describe with date:

Cooling system:

Service date (last): 2018

How often are systems checked: Every 2 years

Any parts replaced? No Yes

If yes, please describe with date: Downstairs unit replaced

Information and estimates provided above are true and accurate to the best of my knowledge.

Initialed by Seller: _____.