



HOMEOWNER CHECKLIST

Property Address: 2522 TEAGUE RD.

What is the age of the following items:

A/C unit 1: <u>7 YR</u>	A/C unit 2: _____	Stove: <u>5 YR</u>	Oven: _____
Furnace 1: <u>8 YR</u>	Furnace 2: _____	Dishwasher: <u>8 YR</u>	Microwave: <u>8 YR</u>
Water Heater 1: <u>1 YR</u>	Water Heater 2: _____	Refrigerator: <u>8 YR</u>	Carpet: <u>N/A</u>
Roof: <u>2 YR</u>	Pool: _____	Int. Paint: <u>8 YR</u>	Ext. Paint: <u>2 YR</u>

Utility Suppliers:

Electric: <u>TXU</u>	Tel: <u>972-791-2888</u>	Water: <u>COH</u>	Tel: <u>713-371-1400</u>
Gas: <u>CENTER POINT</u>	Tel: <u>713-659-2111</u>	Trash: <u>COH</u>	Tel: <u>311</u>
Telephone: <u>N/A</u>	Tel: _____		

Average Monthly Utilities:

Electricity	High \$ _____	Low \$ _____	Average \$ <u>150.⁰⁰</u>
Gas	High \$ _____	Low \$ _____	Average \$ <u>30.⁰⁰</u>
Water	High \$ _____	Low \$ _____	Average \$ <u>100.⁰⁰</u>

HOA Information:

CIVIC ASSOCIATION

Fees: \$ 336.⁰⁰ How Often: Monthly Quarterly Semi-Annually Annually

Included in Fees:

- | | | | |
|-------------------|-------------|-------------|----------------|
| Insurance | Taxes | Landscaping | Trash Pick-Up |
| Water/Sewer | Electric | Gas | Security Gates |
| Ext. Bldg. Maint. | Common Area | Amenities | Concierge |

Are you aware of any special assessments covered by the HOA? Yes No

If yes, indicate the amount and term of the special assessment: \$ _____

Describe what the special assessment covers:

Please list any upgrades or remodeling you have done to the home, dollar investment and dates of completion:

SEE ATTACHED

John Jager 4-9-21
Seller Date

Liz Ann Odom 4.12.2021
Seller Date

Remodel/Upgrades

1. Paint exterior and interior with necessary repair and preparation of Hardiplank, drywall, woodwork, all cabinetry, remove electric stove top, remodel kitchen countertops, build pantry, install closet lights, install Whirlpool refrigerator and Whirlpool microwave. (\$38,800.00)
2. Remove carpet and flooring and tile entire house. (\$14,965.00)
3. Remove old windows and install 22 Simonton Asure windows. (\$9,900.00)
4. Install exterior 150 amps with 40 spaces panel with rigid pipe, install 200 amps meter can, run line for A/C, for 220 40 amps line, run 30 amps line for dryer, install line for microwave, install 4 smoke detectors, install 2 lines of 20 amps dedicated for freezer and GFCI, install light for cabinet. (\$2,580.00)
5. Install 4-ton American Standard furnace, enlarged return (11/26/13). (\$4,475.00)
6. Install American Standard 18 SEER variable speed evaporator coil and condenser (4/28/14). (\$9,565.00)
7. Remove old countertops and install new granite countertops in kitchen and bathrooms. (\$4,920.00)
8. Remove tubs and tear out bathroom tile, install new tub and new master bath shower enclosure, re-tile tub and shower area. (\$4,571.42)
9. Install new tub, faucets, kitchen sink, disposer, Whirlpool dishwasher, Whirlpool stove, hook up ice maker, miscellaneous plumbing services. (\$4,588.80)
10. Install glass doors for tub enclosure and shower enclosure. (\$1,764.00)
11. Install 2-1/2' custom shutters on all windows. (\$7,077.00)
12. Install water filtration system to house and additional filtration spigot at kitchen sink (\$2,490.00)
13. Install custom fireplace door/screen. (\$1,212.00)
14. Install bird guard on gable breezeways. (\$200.00)
15. Reroute kitchen and laundry sewer line, replace cast iron/concrete line from exterior house to city main (4/19/16). (\$6,165.00)
14. Replace Whirlpool range with Kenmore gas range (7/2/16). (\$850.00).

15. **Install Maytag washer and electric dryer (12/2017). (\$1,400.00)**
16. **Wash house and garage with bleach, replace damaged Hardie trim boards, repair front porch column, caulk all siding and trim, sand soffit and fascia where peeling, apply two coats Benjamin Moore latex to all of house and garage (2/2019). (\$6,165.00)**
17. **New roof installed in 2019 (CertainTeed Shingles) with ridge vents plus leaf screens on gutters (6/2019). (\$13,190.00)**
18. **Install 50 Gallon Rheem hot water heater (3/23/2020). (\$1,200.00)**
19. **Replace garage door coil, 10 rollers and center bearing (1/3/19). (\$668.00)**
20. **Install landscape lighting (2017) and upgraded lighting (2020). (\$3,275.00)**
21. **Remove all plants in front yard,, landscape front yard with steel planters, pea gravel, moss bounders, bull rock and new plants (2020). (\$13,623.00)**
22. **Upgrade Rain Bird irrigation (2020). (\$1,100.00)**
23. **Resurface back patio and refinished with epoxy full broadcast flake coating (2021). (\$2,300.00)**