

# INTERVIEW WITH SELLER

Valuable insight on owning this home.

PROPERTY ADDRESS: 6914 Dartford Ct Spring, TX 77379

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

- Across street from Elementary, Intermediate & High School within minutes walking distance
- Cul-de-sac safer for young children to play/ride bikes
- Excellent Klein ISD schools

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

- Large bedrooms
- Number of bedrooms 4-5 great for large families
- Two living rooms

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

- Quiet
- Neat
- Mix of retirees and young families
- walking trail
- New neighborhood park
- Not has Constable patrol neighborhood
- Access to neighborhood pool

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

- Few minute drive from Vintage shopping/dining/movies
- Walking distance to park (Collins Park - has extended walk/bike trails leading to Meyer Park)
- Local favorites: Rao's Bakery, Tony's Pizza, Gringo's Mexican Kitchen  
Akaihi Hibachi
- Woodhouse Day Spa

## Useful Property Information

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

2020  
Avg  
12mo

	SUMMER	WINTER	12 Mo
Average Electric Bill	\$ 160.00	\$ 180.00	
Average Gas Bill	\$ 30.00	\$ 60.00	
Average Water Bill *	\$ 140.00	\$ 110.00	138

\*Water, Sewer & NHCRWA fee

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

	UNIT 1	UNIT 2
Air Conditioning	2020	N/A
Furnace	2020	N/A
Water Heater	2014	N/A
Dishwasher	2012	N/A
Garbage Disposal	2012	N/A
Pool	N/A	N/A
Pool Pumps	N/A	N/A

### 7. Please List any updates/upgrades made to property.

UPGARDES/UPDATES	YEAR COMPLETED
Exterior Paint & interior	2021
Replace Entryway Door & Side lights	2021
Replace AC & Furnace	2020
Bedroom flooring *4 rooms	2021
Granite countertops & stone backsplash & sink	2012
Rarey/Cook top, Stove/microwave	2012
Ceramic tiles - kitchen, mudroom, bathrooms, entryway	2012
Fence - Privacy	2016
Replaced 1970's wether upstairs with sink/cabinets	2019
Renovated closet to a reading nook w/ storage	2019
upstairs bathroom wall tile added	2018
Added Ceiling fans to all rooms *Not 1/2 bath or mudroom	2012
upgraded most light fixtures	2012-2021
Extended Patio Slab	2015
Removed 1970's wether from livingroom	2012

## 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:

- TV mounts & brackets
- gym/workout equipment in garage
- Curtains & rods
- Large Boulder in front garden
- Texas Star on house in back yard

Replaced or Removed

- ~~Stain glass in bedroom 5/flex room window~~
- ~~Trinity knot door in reading nook bedroom 5/flex room~~  
~~\* replacing with solid door & engraving~~
- ~~Entry way light fixture: will replace~~

9. Are there any non-realty items you would like to include with the sale of the property?

NO  YES

If yes, please list any non-realty items below:

- Washer & dryer
- Refrigerator
- 3 wardrobes in Bedroom 5/flex room upstairs
- Basketball net