

# INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



## PROPERTY ADDRESS:

3506 Broken Elm Dr, Spring, TX 77388

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

Close proximity to schools and work

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

Master bedroom and bathroom are large compared to comparable size homes. Large living room, and location in cul-de-sac is quiet compared to neighbors homes.

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

Quiet neighbors, running trail for walking / working out, community park / pool

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

Gosling HEB, Old Spring Corkscrew BBQ, Spring Cypress Torchy's Tacos, Meyer Dog Park, Mellow Mushroom

## Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	1074.08 / 3 mo	1802.73 / 9 mo
Average Gas Bill	67.28 / 3 mo	290.52 / 9 mo
Average Water Bill	142.08 / 3 mo	312.08 / 9 mo

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	6 yrs	
Furnace	6 yrs, new blower installed 2017	
Water Heater	Installed Dec 2020	
Dishwasher	5 yrs	
Garbage Disposal	5 yrs	
Pool	N/A	
Pool Pumps	N/A	

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

UPGRADES / UPDATES	YEAR COMPLETED
Kitchen update, double oven installation, removed cabinet overhang	2018
Master bathroom closet I remodel, shelving installation	2021
Master bathroom update, quartz countertop installation, new faucets	2021
Guest bathroom update, quartz countertop installation, new faucets	2021
Front 1/4 light fiberglass front door, full light fiberglass back door installation	2021
Eaton Prime Power Panel with surge protector installation in garage	2021
Kitchen lighting update	2018
Individual light fixture update in all closets and pantry and new door knobs	2021
House wired for AT&T Fiber and connection for Xfinity ComCast	2021
All rooms paint update, including wainscoting in Den and Living Room	2019

## 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 / Dryer  
Cement rectangular planters, and cement oval planters  
Oil / originals paintings negotiable  
Marble top buffet negotiable  
Hung mirrors in house negotiable  
Wardrobe in guest bedroom negotiable