



BUYERS WANT TO KNOW

Address 1206 Woodchurch Ln., Houston, TX 77073
 Subdivision: Inverness Forest, Section 1
 Taxes 2.5597 / \$4,263 HOA Dues \$675 Age of Home 53 Yrs.
 Neighborhood Amenities Pool and Park

How Old Is The:

A/C #1	<u>2016 - 5 Years</u>	A/C #2	<u>N/A</u>
Heater #1	<u>2016 - 5 Years</u>	Heater #2	<u>N/A</u>
Water Heater #1	<u>Unknown</u>	Water Heater #2	<u>N/A</u>
Carpet	<u>Front Bedroom 2021</u>	Other Flooring	<u>Tile - 2 Years</u>
Paint Interior	<u>1 - 3 Years</u>	Paint Exterior	<u>2020 - 1 Year</u>
Roof	<u>2009 - 12 Years</u>	Stove	<u>2019 - 2 Years</u>
Oven	<u>2019 - 2 Years</u>	Microwave	<u>2019 - 2 Years</u>
Dishwasher	<u>2019 - 2 Years</u>	Pool / Hot Tub	<u>N/A</u>
Storage Shed	<u>2021 - Less than 1 Year</u>	Fence	<u>Partial 2021</u>
Any Additions	<u>Removed wood deck 2016 - Replaced with Tile - Patio Cover</u>		

Does Your Home Have?

Gas Heat	<u>Yes</u>	Gas Oven	<u>Stove</u>
Electric Heat	<u>No</u>	Electric Oven	<u>X</u> Stove <u>X</u>
Fireplace	<u>Yes</u>	Gas	<u>X</u> Wood <u></u>
Gas Dryer Connections	<u>No</u>	Jetted Tub	<u>No</u>
Electric Dryer Connections	<u>Yes</u>	Alarm System	<u>No</u>
Sprinkler System	<u>Yes - Partial</u>	Front	<u>X</u> Back <u>No</u>
Solar Screens	<u>No</u>	Double Pane Windows	<u>Yes</u>
Storm Windows	<u>No</u>	Any Additions:	<u>None</u>
Any Warranties	<u>Lifetime Foundation Warranty</u>		
Existing Survey	<u>Yes</u>	Any Changes	<u>Yes*</u>

*Changes: Removed wood deck and added tiles, patio cover and storage shed

Average Utilities

Electric	High	<u>\$ 98</u>	Low	<u>\$ 75</u>
Gas	High	<u>\$ 70</u>	Low	<u>\$ 35</u>
Water		<u>\$ 40</u>	Approx	
Trash		<u>\$ N/A</u>	Approx	