

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

12155 Piping Rock Dr, Houston, TX 77077

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

Loved the layout of the rooms, bathroom count, space compared to other homes in the area. Perfect for entertaining with family, friends and football games.

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

The backyard, it's an oasis of relaxation.

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

It's a great location with quiet and considerate neighbors.

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

Being in the center of Dairy Ashford, Westheimer, and I-10 makes a variety of local shopping and eating available. I can find whatever I'm in the mood for. Katy is within easy reach along with City Center via the Sam Houston Tollway, and the Galleria via the Westpark tollway. All just minutes away.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill		
Average Gas Bill		
Average Water Bill		

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2 years	1 year
Furnace	2 years	1 year
Water Heater	3 years	
Dishwasher	5 years	
Garbage Disposal	2 years	
Pool	unknown	
Pool Pumps	1 year	

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

UPGRADES / UPDATES		YEAR COMPLETED
New AC Units (up and down)	\$9,207.00	2019
New Windows/ ext doors	\$21,207.00	2019
New Flex Ducts in Attic	\$4,300.00	2019
New Laminate Flooring Upstairs and Master	\$11,598.00	2019
Replaster Pool and New Patio	\$18,330.00	2018
Outdoor Kitchen	\$37,533.00	2017
New wiring throughout/new electrical panel	\$15,089.00	2016
New granite/tile and backsplash in the kitchen	\$9,714.00	2016
granite in guest bathrooms		

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: