

## Homeowner Information Sheet

Address: 655 S Rivershire Dr, Conroe, TX 77304

Refrigerator: Does not remain / Negotiable

Washer & Dryer: Does not remain / Negotiable

Do you have a security system contract in place? Yes

Does your security equipment remain? Yes

Do you have surveillance on the property? Audio / Video Yes

\*\*Anything attached/installed in the home must remain or be reserved in writing in the purchase agreement. It is always preferred to remove and replace the item prior to listing. Examples include: drapes, window coverings, TV mounts, doorknobs, light fixtures, thermostats, bathroom mirrors, beverage fridge, shelves mounted in walls.

### Explain any items which do not remain:

Name on utility accounts: Spenser Langthorn or Katelyn Langthorn

Name of Water Company **and** average bill: City of Conroe, \$73.13

Name of Electric Company **and** average bill: Entergy, website unavailable. Ranges \$100-250 depending on month & Tx heat

Name of Gas Company **and** average bill (if applicable): Centerpoint, we budget \$25 a month. Rarely go over

Name of Trash Company **and** bill: N/A

Name of Propane Company **and** bill (if applicable): N/A

Name of Sewer Company **and** bill (if applicable): N/A

Name of Pool Company **and** bill (if applicable): N/A

Termite Company: N/A

Cable/Internet Company: Internet only - Suddenlink

Annual flood insurance amount(if applicable): Voluntary - \$576 for the year, FEMA

Name of current homeowner's insurance company & annual amount: SafeCo, \$1608 annual

Annual property taxes: Assessed at 2.2478 rate

HOA fees and contact information: \$275 per year - Rivershire HOA (rivershireHOA.com)

HOA includes: pool passes, common area maintenace & use

Year built: 1980

Age of roof: 5 ish years

Age of AC: 3 ish years

Age of heater: Unknown

Age of water heater: 1 year

**Please list any recent updates and year completed, favorite things about your home and community or other information you would like the buyers to know:**



N/A

## List of Updates/Work Completed

- Roof, 2016
- AC, 2018
- Living room floor raised & Foundation repaired, 2018/19 (unsure), comes with Transferrable Lifetime Warranty
- Water Heater Leak, Nov- Dec 2020
  - Upgraded to tankless water heater & updated to code
  - Repaired dry wall, paint & texture
  - Installed wood-look tile throughout 1<sup>st</sup> floor & upstairs bath
  - Replaced exterior gas line from house to meter
  - Dropped gas line into kitchen in case of replacing current range to gas
  - Various paint throughout
  - AC drain line routed to exterior, Dec 2020
- Installed shiplap half walls, 2019-2020
- Various fresh paint 2021-2022
- New carpet & padding, Jan 2022