



HOMEOWNER CHECKLIST

Property Address: 5934 Dumfries Drive, Houston, TX 77096

What is the age of the following items:

Elec A/C unit 1: <u>(2011) 11</u>	A/C unit 2: <u>X</u>	Maytag Stove: <u>(2017) 5</u>	Electric Oven: <u>(2003) 19</u> (owner's manual online)
gas Furnace 1: <u>(2011) 11</u>	Furnace 2: <u>X</u>	Dishwasher: <u>(2017) 5</u>	Microwave: <u>(2013) 4</u>
gas Water Heater 1: <u>9 yr 2007</u>	Water Heater 2: <u>X</u>	Refrigerator: <u>(2017) 5</u>	Carpet: <u>(?) 15</u>
Roof: <u>(1996) 26 yrs</u> <u>(30 yr warranty) (expire 2026)</u>	Pool: <u>X</u>	Int. Paint: <u>(2017) 5</u> <u>other areas longer</u>	Ext. Paint: <u>(2017) 5</u>

Utility Suppliers:

Electric: <u>Reliant</u>	Tel: <u>877-524-5231</u>	Water: <u>COH</u>	Tel: <u>713-371-1400</u>
Gas: <u>Centerpoint</u>	Tel: <u>800-752-8036</u>	Trash: <u>COH</u>	Tel: <u>N/A</u>
Telephone: <u>N/A</u>	Tel: _____		

Average Monthly Utilities:

Reliant Electricity AC	High \$ <u>280</u> (Aug 2021)	Low \$ <u>70.00</u> (Feb 2021)	Average \$ <u>150.00</u>
Centerpoint Gas Heat	High \$ <u>125</u> (Mar 2021)	Low \$ <u>25.00</u> (Aug 2021)	Average \$ <u>~50.00</u>
COH Water	High \$ <u>78</u> (May 2022)	Low \$ <u>33.00</u> (Nov 2021)	Average \$ <u>~65.00</u>

HOA Information:

Fees: \$ 486.12 How Often: Monthly Quarterly Semi-Annually Annually

Included in Fees:

- | | | | |
|--|--------------------------------------|--------------------------------------|---|
| <input type="checkbox"/> Insurance | <input type="checkbox"/> Taxes | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Trash Pick-Up |
| <input type="checkbox"/> Water/Sewer | <input type="checkbox"/> Electric | <input type="checkbox"/> Gas | <input type="checkbox"/> Security Gates |
| <input type="checkbox"/> Ext. Bldg. Maint. | <input type="checkbox"/> Common Area | <input type="checkbox"/> Amenities | <input type="checkbox"/> Concierge |

Are you aware of any special assessments covered by the HOA? Yes No

If yes, indicate the amount and term of the special assessment: \$ _____

Describe what the special assessment covers:

Please list any upgrades or remodeling you have done to the home, dollar investment and dates of completion:

Upgraded kitchen in 2017 for leak in ice maker line. State Farm insurance replacement 12K, but we decided to also upgrade to granite countertops, added new appliances, new flooring in adjacent rooms (breakfast, den, living, dining and utility) w/ an additional 10-15K. For safety, also had asbestos mastic glue from 1960s removed according to Texas Environmental standards (over)

Seller

Date

6/1/22

Seller

Date

6/1/2022

Owner Checklist cont.

Removed dated wood paneling in den & added drywall. Removed wallpaper kitchen/breakfast nook; had electrician check lines in open walls. Installed new icemaker line according to code by licensed plumber. Installed new bellawood to hallway May 2022. Many other maintenance & upgrades throughout ownership. New ceiling fans & fixtures 2022.



PROPERTY TRANSFER SHEET

Property Address: 5934 DumFries Drive
Houston, TX 77096

Please provide the following information:

- 1. Trash Pick Up Days (note heavy trash days): Tuesdays/ every other week / Alternate Months Heavy and Yard Waste 2nd Tuesdays
2. Recycle Pick Up Days & rules: Tuesdays
3. Mailbox #: N/A
4. Services Used at the Home:
- Yardman: N/A
- Maid: N/A
- Pool Service: N/A
- Alarm: ADT
- Plumber: Retired Dave Plumber / resently used: Santhoff 713-665-4997
- Air Conditioning: Jay's HVAC-Johnny 281-277-7570
- Other: Electrician: JAY Electric Services 832-868-3725
5. Gate Code: N/A
6. Location of any Keys/Remotes/Manuals: Utility Room Cabinet
7. Temporary Alarm Code: N/A
8. Paint Color(s)/Brand(s):
- Living: Formal "canvastan", "Frosty White"
- Bedrooms: Primary Reticence - others unknown
- Interior Trim: SW "Pure White SemiGloss"
- Exterior: SW Black SW white
- Ceilings: SW Brilliant white Ceiling
- Downstairs paint flat
- Kitchen Cabinets SW "Pure white" Semi-gloss and lowers glass
- SW "City Scope" semi gloss



Seller Exclusions and Inclusions

Please tell us what items you plan to leave (inclusions) that might add value (pool cleaning equipment, appliances, light fixtures, art). As well as those that are "installed" that you might be un-installing and taking with you, for example: appliances, mounted TVs, and light fixtures.

Inclusions

1. Refrigerator
2. Light fixtures/ceiling fans
3. Most all window coverings (see exemption below)
4. Large planter on back patio
5. Herbs in Window Garden
6. _____
7. _____
8. _____
9. _____
10. _____

Exclusions

1. ^{Formal} Living Dining - (linen drapes & curtain rods (will leave
2. ^{lotion} sheets in the 3 windows)
3. Potted plants throughout (ivy inside & outside plants)
4. Patio furniture & Front porch chair/cushions
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Seller's Initials

DR Mc

Agent's Initials

Seller Best Features

To assist us in marketing your home, please tell us the most favorite qualities or features of your home and community, as well as any challenges we should be prepared for.

Home

1. Layout into "formal" and "family" areas is perfect *as family can spread out*
2. Great for entertaining + holidays!
3. Patio + backyard perfect during pandemic
4. Five bedroom layout evolves with family needs *bedroom to office, etc.*
5. Functional step-saving kitchen btwn formal dining *to breakfast nook + bar*
6. Accessibility in downstairs bathroom
7. Lots of windows + light, with kitchen growing window
8. Midcentury Traditional allows for Duncan Phyfe *in formal*
9. Love the historic midcentury vibe *in moderns + moderns in den.*
10. Wallpaper is back, not just for rentals *DKIT.*

Community

1. Friendly + walkable/bicycling areas in neighborhood *to →*
2. Maplewood S/N pool + splash pad w/ membership *+ swim team.*
3. Proximity to Galleria, downtown, Medical ctr, NRG
4. Active but respectful + generally quiet neighborhood.
5. Wonderful mix of families with kids, elders, singles, etc.
6. Ethnically diverse neighborhood reflected in restaurants.
7. _____
8. _____
9. _____
10. _____

Seller best features
Home 10.
personalize.