

INTERVIEW WITH THE SELLERS



Valuable insight on owning this home

PROPERTY ADDRESS:

5919 THEALL RD., HOUSTON, TX 77066

1. Why did you decide to buy this home for yourself? We loved the maturity of the neighborhood with the tall trees, custom homes and proximity to commercial and transit.

2. What do you think are the best features of your home? *Well built, custom construction. Mature Trees and neighborhood. Large rooms, large storage spaces (walk-in closets in bedrooms as well as extra storage closets and large pantry). Backyard is peaceful family space with large patio, Mature trees, landscaping and fish pond. Large windows in Family Room and Breakfast nook look out onto backyard /patio*

3. Tell me what you like best about your neighborhood? *Maturity of homes and trees; Homeowners association and community feel – neighborhood swimming pool & swim team for children; Holiday neighborhood parades and activities; schools within the neighborhood (Klein ISD Elementary, Middle and High School) , Proximity to 1960 commercial district & Vintage Park for shopping, dining and entertainment; healthcare; ease of access to Beltway 8, I-45, 290 and 99. Greenspace nearby – Meyer Park, Cy-Champ Park; Kickerillo-Mischer Preserve. St Patricks Day Parade on FM 1960 (largest in Harris County)*

4. What are your favorite places for recreation, shopping and eating nearby? *Willowbrook Area; The 'Vintage'.*

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$185	\$86
Average Gas Bill	\$23	\$35
Average Water Bill	\$121	\$91

6. How old are the following items?

	UNIT 1	UNIT 2
Air Conditioning - Evaporator Coil - Outdoor Condensor	7 - replaced Jun 2015 (coil) 1 - May 2021	
Furnace & all Ductwork in Attic	3 – Replaced March 2019	
Water Heater	16 – Replaced Sept 2006	
Dishwasher	11 - Replaced June 2011	
Garbage Disposal	11- Replaced June 2011	
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
Primary Bedroom Bathroom – New marble countertop with dual sink & faucets. New Wall paint	2022
Guest Bathroom – New marble countertop with dual sink & faucets. New Wall paint	2022
Microwave Oven	2020
Bamboo Hardwoods – Dining, Formal Living, Upstairs Landing and Primary Bath	2007
New Back Door (from family Room)	2022
Exterior Repainting	2016
All New Double Pane Vinyl Windows	2015
Built In Natural Gas Grill	2010
Double Electric Ovens	2006

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:

Only the Ring Doorbell will be removed prior to closing.

Please list any Smart Home Features that will convey with the Property.

Feature	Manual/Warranties Available	Date Installed
Ecobee Thermostat with 3 remote sensors	Yes - Manual	March 2019