



FYI TO BUYERS

Address: 6712 Hidden Colony Ln, Dickinson, TX 77539

Today's Date: September 13, 2022

Schools:

Elementary: Calder Road Elementary

Junior High: Lobit Middle School

High School: Dickinson High School

Neighborhood Amenities: Park with a playground, Pool, Walking Trails, and an upcoming community center that is being built at the park. Close driving distance to restaurants, shopping and grocery stores.

Flooring Material (list all): Tile (Wood Look) and Carpet

Countertop material: Granite countertops

Cabinet type: White cabinets

Please provide the age for the following:

Roof: 1.5 years (May 2021)

A/C: 9 months (December 2021) # of units: 1 unit

Heater: 9 months (December 2022) # of units: 1 unit

Windows: 15 years Oven: 4 years Dishwasher: 4 years Water heater: 2.5 Years

Carpet: 4 years old

Pool:N/A

Pool equipment: N/A

Circle one: (Underlined below)

Heat: Electric / Gas

Stove: Electric / Gas (Electric stove installed, but it can be hooked up to gas)

Oven: Electric / Gas (Electric oven installed, but it can be hooked up to gas)

Hot water heater: Electric / Gas

Dryer: Electric / Gas

Recent updates to the home: In May 2022 - Replaced mailbox and window blinds, In December 2021 - Updated the HVAC system, May 2021 - Replaced roof, December 2020 - Replaced both toilets, May 2020 - Replaced fence, 2.6 years Replaced Hot Water Heater, 2 years ago Replaced garage door opener and keypad, In 2013 extended the backyard concrete slab for entertainment and grilling. Added a generator plug and interlock kit 1 year ago.

Energy Saving Features: _____

Attic fans: yes / no Attic vents: yes / no Radiant attic barrier: yes / no
Foam insulation in attic & walls: yes / no Double pane windows: yes / no
Programmable thermostat: yes / no

Are there any existing warranties? If yes, explain: DR Roofing has a limited lifetime transferable warranty on the roof.

Have there been any insurance claims on the property? If yes, explain: Yes - Insurance claims when our house flooded during Hurricane Harvey. And an insurance claim after a hail storm to fix the roof.

Is there an existing survey? Yes. But, It's out of date.

Have you added any structures to the property that might require a new survey? Yes If yes, explain: We poured a larger concrete back patio

Do you have an elevation certificate? Not sure.

Utility Costs:

Electricity average in summer \$261 Winter \$171

Gas average in summer \$30 Winter \$46

Water average in summer \$111 Winter \$56

Is garbage included with water? Yes / no If no, average cost of garbage \$ _____

What days are trash pick up? Tuesdays and Fridays
Recycling? Tuesday

Annual Taxes \$Unknown Taxes after exemptions \$Unknown HOA Dues \$560

Cost of Homeowners policy \$Unknown Windstorm \$Unknown Flood \$Unknown

Mailbox number (if applicable) _N/A_

Are there any exclusions? Yes / no If yes, please list:Unknown

What are the greatest highlights that buyers should know about your home?

- **Everything is new and updated.**
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