



## HOMEOWNER CHECKLIST

Property Address: 1507 Briar Rose Drive, Houston, TX 77077

What is the annual cost of your Homeowners Insurance?

- \$3,376 Total premium (\$1,644 applied discounts, two car policy)

Please send/include a copy of your Flood Insurance Premium if applicable.

- Waiting for copy from Allstate Flood

What is the age of the following items:

A/C unit 1: 3 yrs

Furnace 1: 9 yrs?

Water Heater 1: 4 yrs

Water Heater 2: N/A

Refrigerator: 5 yrs

Carpet: <1 month

Stove: 9 yrs

Oven: 9 yrs

Dishwasher: 3 yrs?

Microwave: 6 yrs

Roof: 15 yrs

Pool: 6 yrs

Int. Paint: 8 / <1 yrs

Ext. Paint: 8+ yrs?

Windows: 7 yrs

Utility Suppliers:

Electric: Reliant

Tel: 866-872-6644

Water: City

Tel: 713-371-1400

Gas: Center Point

Tel: 713-659-2111

Trash: Texas Pride

Tel: 281-342-8178

Telephone: Xfinity

Tel: 800-934-6489

Average Monthly Utilities:

Electricity

High \$ 197

Low \$ 86

Average \$ 129

Gas

High \$ 100

Low \$ 24

Average \$ 38

Water

High \$ 130

Low \$ 45

Average \$ 86

HOA Information:

Fees: \$ 735 How Often:  Monthly  Quarterly  Semi-Annually  Annually

Included in Fees:

Insurance

Taxes

Landscaping

Trash Pick-Up

Water/Sewer

Electric

Gas

Security Gates

Ext. Bldg. Maint.

Common Area

Amenities

Concierge

HOA Name: Village West HOA

HOA Contact: ACMP, Inc. 15840 FM 529, Suite 104, Houston, TX 77095 Phone: 281-855-9867,

FAX: 281-855-3411

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

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

See spreadsheet attachment:

**Improvements: 11507 Briar Rose Dr, Houston, TX 77077****2014-  
2022**

<b>SUM</b>
\$196,300

<b>Year</b>	<b>Improvement</b>	<b>Cost</b>
2014	Added turbine to back of garage roof	\$250
2014	Added/Extended Roof Ridge Vent	\$1,800
2014	Added more soffit vents	\$600
2014	Main bathroom, installed custom glass shower door	\$1,700
2014	Remodeled/Installed custom main closets, his' and hers'	\$3,700
2014	Remodeled entire house, focused on bathrooms, removed old intercom system	\$26,500
2014	Main bathroom upgrades, cabinet/countertop, linen closet, mirror, faucets	\$6,000
2014	Main bath tub replaced with insulated copper soaking tub	\$3,500
2014	Replaced all lighting, fixtures, can lights, etc.	\$2,000
2014	Garage epoxy flooring	\$1,700
2015	Replaced all windows (x19) and sliding glass doors (x2)	\$38,700
2015	Replaced wooden attic ladders in house and garage with metal ladders	\$800
2015	Attic insulation	\$1,800
2015	Insulated attic stair cover	\$100
2015	Nest thermostat and Nest Protect Smart Smoke & CO Alarms throughout	\$1,100
2016	Raised Sidewalk Concrete	\$900
2016	Improved drainage around entire property, extended drainage to street	\$10,000
2016	Resurfaced pool (pebble finish), new coping, skimmers, light	\$10,500
2016	Concrete stamp over old pebble walkways (patio and around pool)	\$5,000
2017	New bathroom vent fans and ductwork to the outside	\$2,500
2017	Garage structural repairs, removed sheet rock, rewired electrical, siding repairs	\$4,900
2017	Replaced main electrical panel and breakers	\$2,900
2017	Installed gas line whole house generator and electrical converter	\$8,000
2019	New AC Coil and Condenser	\$7,000
2019	Replaced water tank with tankless water heater	\$2,500
2019	Re-piped entire house (galvanized to pex)	\$10,000
2020	Raised Driveway Concrete	\$2,100
2020	Replaced all concrete expansion joints with silicone caulking	\$1,900
2020	Replaced all equipment and above ground plumbing	\$800
2020	New Variable Speed Pool Pump	\$1,900
2020	New Pool Cartridge Filter	\$1,700
2020	New Pool Salt System (Automation)	\$4,100
2020	New Smart Device Adapter (remotely control pool/spa/heater/lights/cleaner)	\$250
2020	New Pool Air Blower	\$200
2020	New Pool Heater	\$3,700
2020	Replaced living room bar cabinets and countertop	\$3,200
2020	Remodeled laundry room, all new cabinets, lighting, pocket door	\$11,500
2021	Front landscaping, all new sprinkler lines/heads, all new brick edging, plants	\$7,500
2021	Upgraded Water Softener	\$2,500
2022	Upgraded Drinking water filtration system (kitchen)	\$500
Prior	High Efficiency Heating system with Bryant Allergy Filtering System	

Prior	All new duct work in attic and thermostatically controlled attic exhaust fan	
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Patrick D Barrett  
**Seller**

09/11/2022  
**Date**

Kathleen A Barrett  
**Seller**

09/11/2022  
**Date**