

## Homeowners' Questionnaire

Property Address: 7735 Glenbrae St., Houston TX 77061

1. What are your 10 favorite things about the house?
  - Spacious living areas
  - Large backyard
  - Proximity to freeway/downtown/UH/Hobby Airport
  - Original hardwood flooring in multiple rooms
  - Renovated bathrooms
  - Great neighborhood with wonderful neighbors in Historic District
  - Low utility bills
  - Functional floorplan/classic ranch
  - House is solid with recent and important upgrades in HVAC and hot water heater
  - Guest suite/flex area in back of house
  
2. What are some great features or detail in the interior and exterior of home?
  - It is a classic ranch with Mid-Century Modern features. Love the curb appeal of the house and the brick styling.
  - Modernized bathrooms keeping to the Mid-Century feel
  - Beautiful original hardwood flooring throughout much of the house
  - Guest/MIL suite in back of house
  - Quiet backyard with flowers and abundance of wildlife
  - Recent screen porch addition
  
3. What are some hidden features a buyer may overlook about your home?
  - Recent HVAC (5 ton) with very efficient AC (installed 8/20/20) w/10 year warranty
  - Recent 40 gallon hot water heater (installed 8/7/20) w/8 years parts and labor warranty
  - New double driveway + additional area (installed 7/2022)
  - Recent screen porch addition (4/2021) – permitted work which included new concrete slab, roof to match the rest of the house, ceiling fan, and power outlets.
  - Anti-spot coating on shower glass in both renovated bathrooms
  - Garage door springs replaced 2/2/22 w/3 year warranty on springs
  - Majority of exterior siding/facia was replaced with Hardiplank in 2014.
  - Foundation work completed along back wall in 7/2022 (10 year warranty)
  
4. What are your favorite places for recreation, shopping or eating nearby?
  - Habanera and the Guero
  - Houston Botanic Garden
  - The Original Kolache Shoppe
  - The Dot
  - Gulfgate Shopping Center

- Pappas Barbecue

5. What family activities, special events or any positive things about living in the neighborhood?

- Neighborhood has gatherings at homes/local restaurants/bars.
- Botanic Garden is across the freeway and often has events
- Close proximity to UH for sporting events or cultural events
- Easy access to activities in downtown, Pearland, and Clear Lake

### List of Maintenance

Property Address: 7735 Glenbrae St., Houston, TX 77061

Age of the following items:

A/C: Unit 1 < 3 years \_\_\_\_\_

Roof: 14 years \_\_\_\_\_

A/C: Unit 2 N/A \_\_\_\_\_

Foundation: 7/14/22, 5/11/12, major foundation work prior to 2008 (per previous owners)

Oven: 14 years \_\_\_\_\_

Heater/Furnace: appx 12 years (Trane) \_\_\_\_\_

Water Heater: < 3 years \_\_\_\_\_

Dishwasher: appx 10 years \_\_\_\_\_

Paint Exterior: 9 years \_\_\_\_\_

Paint Interior: 1-5 years \_\_\_\_\_

Pool: N/A \_\_\_\_\_

Stove/Cooktop: 14 years \_\_\_\_\_

Maintenance Performed and Date:

Roof servicing by reputable company – 3/1/23,

HVAC tune-up/inspection – 3/3/23,

hot water heater last serviced in 2022.

Upgrades:

- All windows in house upgraded with 2 “ blinds – blinds in den are real wood. Original hardwood floors refinished in all main bedrooms and in den area and hardwoods likely extend under most of the tile in the house. All ceiling fans in the house have been replaced/upgraded (all main bedrooms (3), living room, kitchen, and den). Added smoke detectors in all bedrooms and most of the other rooms/hallways in the

house. Have also added carbon monoxide detectors in middle bedroom (under furnace) and kitchen.

Installed alarm system (owned). Installed new closet doors in all bedrooms (3 total).

- Guest Suite – wood look tile installed in 2018 - new entry door installed, new overhead lights/hardware. New toilet and vanity in guest suite bathroom/new light fixture.
- Back hallway - New LVP flooring in back hallway. New solid core steel back door (custom Mid-Century styling). New steel door from back hallway into garage.
- Living Room - carpet installed with upgraded Nike padding. Upgrades made to allow for TV mount above fireplace.
- Kitchen - All kitchen appliances have been replaced. Kitchen drawer pulls installed. Lighting installed over cabinets in kitchen and wireless undermounted cabinet lights installed. New LED kitchen light installed in 2022. Kitchen upgraded with GFCI outlets on countertop outlets. Installed Delta kitchen faucet (lifetime warranty). Per previous owners, kitchen cabinets are custom wood cabinets.
- Garage - Installed new insulated and wind rated garage door and had springs replaced on 2/2/22 (3 year warranty on springs). New garage door opener installed. Hot water heater (upgraded with additional sacrificial anode rod) installed in 2020 (8 year warranty).
- Dining Room/Entry - Mid-Century style light installed in dining room. Original hardwood floors refinished in all main bedrooms and in den area. Vintage mid-century light installed in entry hall. New steel solid core front door (custom mid-century styling) installed. Full view storm door installed on front door. New LED porch light installed 2023. Installed wi-fi doorbell and thermostat.
- Bathrooms - Replaced hall bathroom and primary bedroom bathroom down past the studs in 2016 (all permits pulled) and all shower glass was upgraded with anti-spot coating. Bathroom replacement included studs, electrical/lighting/exhaust fans, plumbing, custom tile with Schluter metal trim on edges, primary bedroom shower has a shaving nook installed, all moisture/mold/mildew resistant drywall, new faucets and matching hardware throughout bathroom, sinks with floating vanity cabinets and matching storage cabinets all replaced.
- Exterior - All exterior wood was replaced with HardiPlank and painted with 30 year Sherwin Williams paint in 2014. Driveway (double wide +) fully torn out and replaced in 2022 (\$10,000.00-permits pulled). Screened porch added in 2021 (\$15,000-permits all pulled). HVAC has all been replaced (furnace is Trane and was replaced around 2010 and AC was replaced with Armstrong 5-ton unit on 8/20/2020 (10 year warranty on AC

and coil). Pest control exclusion completed with metal placed over any holes (rodent prevention). Roof serviced/renovated on 3/1/2023 – inspection completed by reputable company who felt the overall roof condition was good and not in need of replacement at this time. Privacy fence was installed in 2010 and a flagstone patio area was added to the front of the house.