

Information the seller can share of what he knows about the house.

We are looking for the original Survey at the Title Company, If we can not find it, The New survey will be the cost of the Buyer.

The seller will pay for the Title policy, But no Home Warranty.

\$2750 Earnest Money and a \$250.00 Option Fee is Required

The door in the hallway between the foyer and the back living area was the original swinging door off the kitchen to the breakfast room.

There is a cellar in the hall closet between the foyer and the back living area, The door pushes up to the ceiling, and there are steps done. **If you go down there it is at your own risk,**

PLEASE BE SUPER CAREFUL THE STAIRS ARE STEEP AND BROKEN,

There have been estimates from \$15,000-\$24,000 for New Electrical, Please have your own estimates done, Price could increase with Material costs going up.

We had an Estimate for New Central Heat & Air downstairs, with a 4-ton unit, all new ducting, And Cooper wiring, and taking out all the old ducting in the cellar at \$18,500. Please have your own estimates done, Price is only guaranteed for 10 days, With price increases of materials

The upstairs unit was installed on March 26th, 2020 and it is a 3-ton unit. By Lakeway AC,

Coil, Copper Lines and Drain lines and Condensation pan installed.

The Seller used 220 V Space Heaters and AC Window units and said that it kept the house very comfortable.

There was some insulation installed in the attic and where there is hardy plank on the exterior walls on each end of the house was insulation installed where they could get it, Done in 2015-2016

Previous Foundation work was done in 2014

Foundation Estimate at \$20,000-\$25,000 By Rico he is a local Contractor and said he would seal the foundation it is Pier & Beam, with a concrete exterior about 6 feet deep at the perimeter. Pricing is subject to change.

A second foundation estimate company out of Houston:

Structured Foundation Repairs- 713-496-0464 gave an estimate of \$38,000 He is not local and he is charging driving time as well.

The Plumbing has been replaced all the way to the road, All the old cast iron was replaced, and Pex Plumbing throughout the house,

A very large tree was removed in the backyard which is why there is bark mulch in the middle of the backyard.

There is a room and a full bath over the garage that would be a great guest suite or an office once it is redone,

The house was owned by the first Dr. in town Dr. Schoenvogel, The house behind this house was family to the Dr, and his wife, the white gate in the back yard by the Garage was a way for them to go back and forth between the houses.

The Roof was replaced in April 1st, 2020- The old roof had 2 layers of shingles and tar paper on it, Replaced with New Decking, Membrane, and composite shingles, New Flashing, Installed by Lone Star Roof Systems, 10 year Guarantee on the house and garage.

New Gutters installed in August of 2023

New Exterior Paint house and Garage 2016 and repainted in 2022

The Furniture left in the house can stay or it can go

The entry floor had tile removed and oak hardwood floors redone in 2014

Glasco & Co and Landscaping Inc., Poured Concrete patio and installed brick pavers in the back patio, July 6th 2015

There is a buzzer in the dining room, Master bedroom, and in the garage, That was there for the original owner. His wife was bed ridden and she would use the buzzy to call in case she needed anything, It may or may not work

Get your own estimates, The seller has reduced the price to allow for someone to make the needed repairs. We prefer a cash offer. The house is being Sold (AS IS) (WHERE IS) the seller is not bringing anything up to code. We will look at all offers.