

414 S Chestnut, Tomball TX 77375
Appendix A

- The roof has been repaired as per previous buyer request. (Cosmetic repairs)
 - Roofer has confirmed that the roof is structurally sound and has the majority of it's life left.
 - Roof ridge is structurally sound. Roofer stated that previous roofer had put a panel of plywood slightly slimmer than adjacent panel. Cosmetically it's not pretty, but structurally it is not an issue.
- The foundation was leveled. They areas with heavier load, slightly elevated so that it evens out once it settles. It is almost impossible to get a 100% level outcome on a block and beam home unfortunately, but foundation company gave a 5 year warranty.
- This home is the lowest priced home in this condition this close to downtown Tomball. Downtown Tomball is a hot destination for locals and visitors alike. You will not find a property like this in this hot location in this price range. It is the lowest price on a home in this vicinity.
- If buyer wishes to make property mixed use, as many others in the vicinity are, they can submit an application to the city of Tomball. The decision lies with the city of Tomball.
- Mini Split units are known to be very efficient with the ability to control individual units, for more flexibility. The living room has a 2 ton unit, which normally can handle a 1500 Sq. Ft. home. The bedrooms each have a 1 ton unit, which can normally accommodate 800 Sq. Ft.
- Additional insulation was added in the attic in order to create a more energy efficient lock. Home stays very cool, even in this crazy Houston heat. 🤖
- 3 bedroom 3 bath is not normal in this area and is a great and convenient feature.
- Tent Fumigation was performed on home and no signs of termites were found during most recent inspection post fumigation.
- Thank you for looking at this home, a lot of love and work was put into it so that it may be amazing for the next owner.