



PROPERTY ADDRESS: 218 Driftwood Dr, Seabrook, TX 77586

PROPERTY INFORMATION & IMPROVEMENTS

EXTERIOR:

ROOF AGE: 14 years IMPROVEMENTS: Roof replaced in 2009
DETAILS: _____

HVAC AGE: 1 year old IMPROVEMENTS: New system installed in 2022
DETAILS: _____

FOUNDATION: 46 piers added in 2001 IMPROVEMENTS: Dawson Foundation repairs
DETAILS: Transferable warranty *(See instructions for transferring on additional improvements & in foundation documents)

SIDING & EXTERIOR PAINT AGE: 22 years
IMPROVEMENTS: Done in 2000
DETAILS: _____

FENCING AGE: 22 years IMPROVEMENTS: Parts of fence replaced in 2023
DETAILS: _____

POOL AGE: N/A IMPROVEMENTS: N/A
DETAILS: N/A

INTERIOR:

FLOORING AGE: Wood 11 yrs, Marble 14 yrs IMPROVEMENTS: Wood floors 2012, Marble 2009
DETAILS: Wood flooring laid down stairs, Marble flooring laid in entry way

INTERIOR PAINT AGE: 17 years IMPROVEMENTS: 2006
DETAILS: Entire interior painted in 2006

WATER HEATER AGE: 18 years IMPROVEMENTS: December 2004
DETAILS: Water heater replace in 2004

Information provided by seller to the best of their knowledge and is not a guarantee of updates, improvements, or warranties. Buyer is encouraged to perform a professional home inspection prior to purchasing.

FURNACE AGE: 1 year old IMPROVEMENTS: New system installed in 2022
DETAILS: _____

PLUMBING AGE: Original IMPROVEMENTS: _____
DETAILS: Repairs done when needed

APPLIANCES:

DISHWASHER AGE: Replace in 2022

STOVE AGE: Replaced in 2006

OVEN AGE: Replaced in 2006

ADDITIONAL IMPROVEMENTS:

New garage door opener in February of 2006, Front door refinished in April 2012, Kitchen cabinets redone May of 2018,

Bathroom sink redone in downstairs bathroom in 2006, Garage door drive belt replaced in 2017,

*Foundation Transfer Instructions: Dawson's Service Agreement(s) only cover work that has been completed, & there is no
guarantee future work will not be needed in areas where piers are not installed. In addition, the house could have

elevation readings outside of what some engineers considered acceptable tolerance. In order to transfer the service

agreement to new owner's name, the Transfer Form is to be filled out & contain both parties' names & contact information,

original wet signature of seller, & mailed via Registered or Certified mail or turn into the office in person. If done within

90 days after closing, there is no transfer fee applied. Repairs carry a fee of \$30 + inflation for all adjustments per CPI inflation

index found at: https://www.bls.gov/data/inflation_calculator.htm