

Homeowners CHECKLIST

Address: 5305 Caprock Dr

Neighborhood Amenities:

5 Houses down from playground

2 miles from Centennial Park

Zoned to top rated Elementary

Schools:

Elementary: Magnolia Elementary

Junior High: Pearland Jr High

High School: Pearland High School

Top 10 THINGS TO KNOW ABOUT YOUR HOME

Backyard Oasis- covered patio,

bluetooth compatible surround sound speakers,

extra outlets, leveled pool

Plenty of space with 3 bedrooms & gameroom upstairs!

No flooding during harvey

Well built! very little repairs ever needed

Quiet and Safe neighborhood

Great neighbors & No back neighbors!

Great Location! Easy access to 288 & close to downtown!

Well established community



AGE OF THE FOLLOWING

A/C Unit(s): 11 yrs
Dishwasher: 5 yr
Oven: 1 yr
Stove: 1 yr
Windows: original
Fence(s): less than 1 yr

Heater(s): 20 yrs
Water Heater: 10 yrs
Roof | Type: 5yrs/30 yr roof
Flooring: _____
Pool: 2 yrs
Spa: n/a

LIST OF IMPROVEMENTS MADE

Upgrade front door, storm door, french drains
Pergola with wired electricity & surround sound
Extended patio (concrete), Leveled above ground pool
Surround sound gameroom upstairs
Fireplace Mantle-Shiplap
Freshly painted 5 1/2in baseboards (downstairs)

Any Existing Warranties Yes No
see attached

Existing Survey? Yes No
see attached

LIST OF EXCLUSIONS

none



UTILITY SUPPLIERS & AVERAGE MONTHLY COST

Gas Bill (Summer): \$30

Gas Bill (Winter): \$80

Electric Bill (Summer): \$250

Electric Bill (Winter): \$80

Water Bill: \$100

Trash Provider Info: Frontier Waste

Provider Info: City of Pearland

Phone: _____

HOME OWNERS ASSOCIATION INFORMATION

NAME: Graham Management

ADDRESS: 2825 Wilcrest Dr Ste 600 Houston, Tx 77042

PHONE: 713-334-8000

CONTACT NAME/EMAIL: Wendy Tran/wtran@grahammanagementhouston.com

FEE AMOUNT: \$220

FREQUENCY: annual

NOTES/OTHER FEES: _____

ADDITIONAL INFORMATION:

