

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

16602 Blue Shine Trail, Cypress, TX 77433

1. Why did you decide to buy this home for yourself?

Location and gated community
Large bedrooms and walk-in closets
Safe, quiet ne

2. What do you think are the best features of your home?

Floor plan
Tile floors
Landscaping

3. Tell me what you like best about your neighborhood?

Quiet and safe
Friendly neighbors
Easy access to lake walking trails

4. What are your favorite places for recreation, shopping and eating nearby?

Walking around lakes
Swimming
Close to outlet mall and res

Useful Property Information

5. What are your average utility bills?

| | SUMMER | WINTER |
|-----------------------|--------|--------|
| Average Electric Bill | 225/mo | 114/mo |
| Average Gas Bill | 40/mo | 65/mo |
| Average Water Bill | 125/mo | 55/mo |

6. How old are the the following items?

| | UNIT 1 | UNIT 2 |
|------------------|--------|--------------------------|
| Air Conditioning | 2016 | 2023 (thermostat) |
| Furnace | 2016 | 2023 (ultraviolet light) |
| Water Heater | 2016 | Tankless |
| Dishwasher | 2020 | Whirlpool |
| Garbage Disposal | 2016 | Badger |
| Pool | N/A | N/A |
| Pool Pumps | N/A | N/A |

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7. Please list any updates/upgrades made to the property.

| UPGRADES / UPDATES | YEAR COMPLETED |
|--|----------------|
| New garage door coils. New Outdoor Ceiling Fan | 2024 |
| Trees Trimmed | 2024 |
| New Thermostat for HVAC. Exterior Paint | 2023 |
| New Roof | 2020 |
| Kitchen Remodel(Cabinets, Dishwasher, Oven, Microwave, Paint, Mold Prevention) | 2020 |
| New Fence & Gate | 2019 |
| Updated Travertine Tile Floors. Interior Paint. | 2016 |
| New HVAC Unit (Trane XR). Washer & Dryer. Tankless Water Heater. Disposal | 2016 |
| Duct work added to better balance AC/HVAC | Unsure (2012?) |
| New Fridge | 2008 |

Exclusions

Included When Selling a Home: Any equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, mounts and brackets for televisions and speakers, heating and air-conditioning units, security systems, fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, pool cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by seller and attached to the above described real property. Any window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

8. Are there any exclusions, or items you are not including, with the sale of the property?

No Yes (Please be sure to reference above list of inclusions)

If Yes, please list any exclusions below: