



OSCAR
FINE PROPERTIES

HOMEOWNER CHECKLIST

Property Address: 12461 Ridgecrest Dr. Willis, TX 77318

What is the age of the following items: Had it all replaced I'll find the paperwork 10yr. warranty

A/C unit 1: 32 yrs A/C unit 2: _____ Stove: _____ Oven: _____ 3/22/21
 Furnace 1: _____ Furnace 2: _____ Dishwasher: _____ Microwave: _____
 Water Heater 1: 9y Water Heater 2: _____ Refrigerator: _____ Carpet: _____ \$5,737.66
 Roof: 9y Pool: _____ Int. Paint: _____ Ext. Paint: _____

Utility Suppliers:
 Electric: Entergy Tel: _____ Water: Hayes Utilities Tel: _____
 Gas: _____ Tel: _____ Trash: Republic Tel: _____
 Telephone: _____ Tel: _____

Average Monthly Utilities:
 Electricity High \$ _____ Low \$ _____ Average \$ 198
 Gas High \$ _____ Low \$ _____ Average \$ _____
 Water High \$ _____ Low \$ _____ Average \$ 55

HOA Information:
 Fees: \$ 288 How Often: Monthly Quarterly Semi-Annually Annually

Included in Fees:
 Insurance Taxes Landscaping Trash Pick-Up
 Water/Sewer Electric Gas Security Gates
 Ext. Bldg. Maint. Common Area Amenities Concierge

2-5yr warranty
New dishwasher
11/7/21 \$666.50

Are you aware of any special assessments covered by the HOA? Yes No
 If yes, indicate the amount and term of the special assessment: \$ _____
 Describe what the special assessment covers:

Please list any upgrades or remodeling you have done to the home, dollar investment and dates of completion:

New floors throughout except bathrooms. 3/26/24 \$49,059.98
Wall paint and some drywall repair etc. 2/2/24 \$4,879.36
2yr transfer warranty
New window + blinds in master + new blinds in kitchen 3/13/24 3/16/24 \$587.89

[Signature] 4/14/24
 Seller Date

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 Seller Date