

HOMEOWNERS CHECKLIST

WHAT IS THE AGE OF THE:

Exterior paint: 2 years

Interior Paint: 2 years

Roof: 10 years

Fence: Unknown, side fence less than a year

A/C: Two units, 3 years (installed 2020)

Heater/Furnace: Unknown

Dishwasher: 3 years

Stove: 3 years

Oven: 3 years

Microwave: 2 years

Water Heater: Unknown

Carpet: None

Other Flooring: Original hardwood refinished 2 yrs, 2 yrs Vinyl Plank

Pool: Unknown

Spa/Hot Tub: Unknown

AVERAGE MONTHLY UTILITIES

Electricity: High \$ 350

Low \$ 250

Gas: High \$ 200

Low \$ 34 Avg \$90 includes heating the pool all winter

Water: High \$ 250

Low \$80 highly dependent on pool usage

Trash: Included in water bill from the city

HOA Information (Management Company & dues) No HOA; Voluntary dues \$30

List of remodeling, upgrades, or unique features about 1007 Shirkmere Rd

1. Total kitchen gut and remodel \$45,000, October 2021, opened up the kitchen, replaced original cupboards with Shaker style cupboards with a custom Wine/Pantry extension, custom stove hood, built-in microwave, new floors including the hallway and panty and living room.
2. Study to bedroom remodel, adding a door, modernizing room, redone floors \$3700 October 2021
3. Guest bathroom remodel including new tiling, counter, sink, toilet, and floors October 2021 \$5000
4. 2 New lighting fixtures and 4 new ceiling fans with lights \$1,500
5. Electrical upgrades \$1750, October 2021
6. Electrical upgrade to living room \$1200, Fall 2022
7. New side fence \$3400
8. Entire exterior house, fence, shed, and deck painting and renewed deck caulking \$8000 October 2021
9. Indoor painting living room, office, hallway, dining room \$2000
10. Safety pool fence \$3200
11. Refinished wood floors \$2000
12. Smart home locks thermostats, all entry security system, fire detectors/C02 \$2000
13. Premium gas fireplace insert \$2000

List of Updates from Previous Owner

14. Crown Molding and Wainscoting
15. In-House Landry and Bonus Storage
16. Freestanding Six-Seat Hot Tub/Spa
17. Play Set With Slide and Swing
18. Pet and Kid Friendly Synthetic Turf Pad
19. Irrigations System With Sprinkler Heads
20. Mosquito Misting System

21. **Storage Shed**
22. **Large Soaking Tub With Sprayer Set in Expansive Frameless Glass Shower Enclosure with Dual Shower Heads and Multiple Shampoo Nooks**
23. **Barrel Vaulted Bath Ceiling With Custom Lighting**
24. **Direct Access To Backyard With Pool**
25. **Under-Slab Sanitary Drain System Updated to PVC**
26. **30 Year Composition Roof with Radiant Heat Barrier and New Attic Insulation**
27. **Two HVAC systems (2020) with updated Ductwork and Air Supply Plenum**
28. **Low E Double Pane Insulated Vinyl Framed Windows**
29. **PEX Plumbing Supply Lines**
30. **Double Wide Driveway**
31. **50 Gallon Rheem Water Heater**
32. **Security System**

Additional Information:

- Walking distance to Jaycee Park
- Walking distance to Lorraine Cherry Nature Preserve, formerly known as West 11th Street Park
- Walking distance to Sinclair Elementary School
- Walking distance to White Oak Bayou Trail
- Driving or biking distance to Kroger, HEB, Walgreens
- Easy access to 610 Loop to get anywhere in the city fast
- Newly redone sidewalks make the whole neighborhood very walkable
- Very green neighborhood with mature oaks providing great shade during the summer
- Friendly neighborhood with very active community organizers
- 2 minute walk to the Lorraine Cherry Nature Preserve.
- House **NEVER FLOODED**