

Notes from the Seller

Useful Information Relating To:

405 Joyce Street

What is the age of the:

A/C- Unit 1 <u>2</u> years	Unit 2 <u>N/A</u>
Water Heater-Unit 1 <u>9</u> years	Unit 2 <u>N/A</u>
Heater/Furnace <u>10</u> years	Dishwasher _____
Stove <u>9</u> years	Oven <u>9</u> years
Carpet <u>N/A</u>	Other Flooring <u>9</u> years
Interior Paint <u>4</u> years	Exterior Paint <u>9</u> years
Pool <u>N/A</u>	Spa/Hot Tub <u>N/A</u>
Roof <u>9</u> years	Fence <u>9</u> years

Please list any upgrades or remodeling you have done to the home and the year completed.

Doorways between kitchen/ laundry room and primary bedroom/ closet opened 2022. A/C is a 4 ton, 2 stage system from 2022 with tranferable 10 year parts and labor warranty.

Cost of Utilities:

Month	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Year	'23	'23	'23	'23	'23	'23	'23	'23	'23	'23	'23	'23
Electric	61	51	50	43	52	88	185	232	318	280	115	84
Gas	183	55	73	37	31	27	29	29	27	28	31	43
Water	39	33	39	27	42	45	45	52	90	90	37	52

DocuSigned by:
 Seller: AMANDA MELINDA CARSON 4/20/2024
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Seller: _____ Date: _____





BERKSHIRE HATHAWAY
HomeServices

Rae Lynn White, MCNE

PART REALTOR, PART MATCHMAKER

(713) 862-0000 office
713-598-4097 cell

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An ounce of prevention is worth a pound of cure, so I have established the following routine service providers:

Pest control: Eco Shield (281 918 7430)

HVAC (spring and fall tune ups): One Hour Heating & Air (731 352 7903)

Roofing (annual checks): Monarch Roofing (832 844 2681)

Arborist (various packages available): Arbor Care / SavATree (713 694 8898)

Security system: ADT (includes panic buttons via remote control)

Other one-off providers include:

General: Heights Handyman (832 710 5393)

Plumber: Tom Pierce (713 880 9647 or 281 300 9887) or Dotson Plumbing (832 756 3881)

Painter: Squared Away Painting (346 233 5422)

Fence & front door staining: Stain Your Fence (832 644 5555)

Foundation: Pfister (281 838 0279)

Electrician: Mr. Sparky's Electrical (877 957 2190 or 346 573 7020)

Child locks are installed in several cabinets, but they have all been disengaged. Egg shaped magnets are used for release.

I have loved this house, yard, neighborhood, and easy access to the highways, and I hope you will too!

DocuSigned by:

AMANDA M. ELINDA CARLSON 09/20/2024

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