



HOMEOWNER'S CHECKLIST

Property Address: 5402 China Doll Ct (Twin Lakes), Houston, Texas. 77041

What is the age of the following:

AC: 5 years (2019)	Heater/Furnace: 5 years
Unit 1: INTERLINK 5 ton	Unit 1: 5 years (?)
Water Heater: 6 years Tankless Gas Hot water serves house (no water heaters)	Water Softener: n/a
Less than 1 month as of April 2024	Heater/Furnace: 20 years approx. but recently refurbished as of April 2024
Unit 2-3: Goodman 3 ton; Goodman 5 ton	Units 2-3: N/A
Water Heater: See above	Water Softener: N/A
Carpet: Approx 20 years (upstairs only)	Other Flooring: travertine 6 - 33 years;
Deep cleaned April 2024	oak floor 6 years
Interior Paint: one month to 6 years	Exterior Paint: 20 years approx.; Gables painted in April 2024
Roof: 2011	Fence: 20 years approx
Dishwasher: (2) 6 years	Microwave/Convection Oven: 6 years
Stovetop: 6 years	Oven: (2) 6 years
Pool: Refurbished pebble coating internally with Travertine coping 6 years (2018)	Spa/Hot Tub: Same as pool - integrated

Are the following items GAS or ELECTRIC?

AC: (3) Electric	Heater/Furnace: Gas	Stove: Gas
Oven: (3) Electric	Dryer: Electric	Water Heater: Tankless Gas hot water system, run off electricity
Fireplace: (2) Gas electronic; (1) Wood burning (gas in place)		

Please provide any recent updates (please review separate attachment for detail):

2 New Aircon units (see above; April 2024)

2 New automatic garage door systems (April 2024)

New Sand Filter (2023)

HOA Dues: \$2020 p.a. HOA Name & Phone #: Crest Management 281 579 0761

Previous Year's Tax Amount: \$1864.52 Harris County M.U.D #255 (2023)

\$5600 approx CFISD

\$2900 approx Property Tax

\$10,500 approx (with exemptions)

2023 Estimated Tax Rate 2.0029%

Monthly Utilities:

Electricity: Highest \$ 880 (monthly average billing) Lowest \$ 350

Water: Highest \$ 280 approx Lowest \$65

Gas: Highest \$ 500 approx Lowest \$55

Is home under current Home Warranty? If yes, please provide company name, phone number, policy number and expiration date: _____ N/A _____

Schools Zoned to: Cy-Fair Independent School District

Elem: KIRK ELEMENTARY SCHOOL

Middle: TRUITT MIDDLE SCHOOL

High: CYPRESS RIDGE HIGH SCHOOL