

### **Seller's Disclosure – Section 3 – Additional Sheet**

We purchased this home back in 2014 with the dream of creating a contemporary ranch home with the charm of the 1950s plus all the modern amenities. Today we believe we've exceeded this dream, what we have here is a ranch style home like none other in Houston, we believe it's quite unique.

The renovation work began in June 2014 and lasted until October 2014. By the third week of October we were moving in. This work was performed with a well-established contractor who secured all the right permits and underwent all the required inspections with the City of Bellaire.

High-level list of new items on the home (June 2014 – February 2017)

#### **Exterior**

- Foundation Repair – Abry Brother, comes with lifetime warranty
- New roof, old shingles removed and replaced with new ones
- Gutters and drainage – drainage done after flooding
- Lot grading and landscaping – done after flooding
- Sprinklers – front yard, easy to install additional zone to back yard
- Driveway, made with rebar and same specifications as the new street (Beech St)
- Many of the windows are new
- Exterior paint
- 90% of fence is new, 100% painted.
- Beautiful Cedar Wood contemporary exterior decoration next to the front door.
- Beautiful covered backyard deck with tons of space for entertaining and seating for watching the kids play in the playground
- 10 water collection drainage points (3 west, 3 east, 2 under the deck and 2 in the center) – installed after flooding

#### **Interior**

- New Oak Wood hardwood floors throughout the whole house
- 95% of wall sheetrock and 100% of wall insulation
- High end "flat" finish on wall paint throughout the house
- High end wood trim and baseboards throughout the house
- Open concept kitchen
- Exquisite Kitchen and bathroom Carrara Marble countertops, featuring a contemporary "waterfall" cut in the kitchen and contemporary "floating" vanities on the bathrooms.
- High end marble flooring and wall on the bathrooms & studio. Separate bathtub and shower in Master.
- 100% of the doors are new.
- High end STST stove top, oven, microwave, kitchen fan and dishwasher.
- Created walking closet on master, washer/dryer room and personal studio space.
- 50-gallon water heater tank, enough for the whole family and guests.
- Bar-dining room, kitchen, kid's room and bathroom cabinetry.

- High end contemporary Hunter Douglas shades throughout the house plus tailor made blackouts for master and kid bedroom.

### Plumbing & Electrical

- Kids and 3<sup>rd</sup> bathroom drainage plumbing is new, as well as the kitchen sink and washer drainage plumbing.
- Washer dryer electrical points, stove (you have the option to install electric stove top) and oven electric connections are new.
- House has two AC units, One AC unit is new.
- All recessed lighting is new as well as sound system connections in the living room.
- Every light bulb including the recessed lights are led lights (few exceptions; fans and light fixture on the master).
- Wifi controlled fixture for lighting and ceiling fan in Master bedroom.
- All ceiling fans are new.
- 2 Nest Wifi thermostats
- Bathroom fans

These are just some of the items and work performed on the house, which makes it different than any other out there.

### Section 3 – “Yes” Items

- **Home is located in the 100-year Floodplain** – This demands flood insurance which we’ve had annually at a cost ranging between 750-1100 USD.
- **Present Flood Insurance** – See attached.
- **Previous flooding into the structures, property, water penetration** – Yes, unfortunately the house has experienced flooding during our ownership. As mitigating actions to ensure this does not happen again, us, the city of Bellaire and Harris County have taken steps now or in the future to reduce the risk of future flooding.
  - **US** – Installed gutters throughout the whole property. We also installed 10 water collection points throughout the lot and complemented this work with grading and landscaping work on the property. This effort has the added benefit of protecting the foundation.
  - **City of Bellaire** – Through 2016 the city replaced the entire drainage system on the street. As part of this work the entire street grading and level was also modified to sit lower and manage the flow of water more efficiently. As an added benefit the entire street is brand new, including brand new sidewalks.
  - **Harris County** - <https://www.projectbrays.org/about-project-brays/>  
This 400M USD project should also help mitigate the risk of future flooding in Bellaire. If you drive to Kirby and Braeswood Blvd you’ll notice the amazing work this project has already accomplished, it’s making its way closer to Bellaire every day.
- **Previous Foundation Repairs, Roof Repairs and Other Structural Repairs** – As previously stated, we performed a comprehensive foundation repair job on the property. This was meant to ensure

the home's structural integrity for many more decades to come. We removed the old shingles and replaced them with brand new ones to make sure the roof would be in the best shape possible and not have to worry about water leaks. Finally, the "open concept" kitchen demanded we remove a wall in the kitchen. This required engineering drawings which we submitted to the City of Bellaire for their approval. The wall was removed and beams installed to ensure the home's structural integrity while at the same time allowing for an open concept kitchen. This work was done under the supervision of the City of Bellaire and the accompanying permits.

- **Encroachments onto the Property** – Shed is on top of utility lines, please refer to the Survey.

X *Benjamin Gonzalez*

Benjamin Gonzalez  
Seller

X *Laura Vicaria*

Laura Vicaria  
Seller



**Residence features Include:**

1	Beautiful Cedar Wood contemporary exterior decoration next to the front door.
2	Beautiful covered backyard deck with tons of space for entertaining and seating for watching the kids play in the playground
3	10 water collection drainage points (3 west, 3 east, 2 under the deck and 2 in the center) – installed after flooding
4	For your peace of mind foundation repair with lifetime warranty
5	New roof, old shingles removed and replaced with new ones
6	Gutters and drainage – drainage done after flooding
7	Lot grading and landscaping – done after flooding
8	Sprinklers – front yard, easy to install additional zone to back yard
9	Driveway, made with rebar and same specifications as the new street (Beech St)
10	Many of the windows are new
11	Exterior paint
12	90% of fence is new, 100% painted.
13	New Oak Wood hardwood floors throughout the whole house
14	95% of wall sheetrock and 100% of wall insulation
15	High end “flat” finish on wall paint throughout the house
16	High end wood trim and baseboards throughout the house
17	Exquisite Kitchen and bathroom Carrara Marble countertops, featuring a contemporary “waterfall” cut in the kitchen and contemporary “floating” vanities on the bathrooms.
18	High end marble flooring and wall on the bathrooms & studio. Separate bathtub and shower in Master.
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20	High end STST stove top, oven, microwave, kitchen fan and dishwasher.
21	Created walking closet on master, washer/dryer room and personal studio space.
22	50-gallon water heater tank, enough for the whole family and guests.
23	Bar-dining room , kitchen, kid’s room and bathroom cabinetry.
24	High end contemporary Hunter Douglas shades throughout the house plus tailor made blackout for master and kid bedroom.
25	Kids and 3 <sup>rd</sup> bathroom drainage plumbing is new, as well as the kitchen sink and washer drainage plumbing.
26	Washer dryer electrical points, stove (you have the option to install electric stove top) and oven electric connections are new.
27	House has two AC units, One AC unit is new.
28	All recessed lighting is new as well as sound system connections in the living room.
29	Every light bulb including the recessed lights are led lights (few exceptions; fans and light fixture on the master).
30	Wifi controlled fixture for lighting and ceiling fan in Master bedroom.
31	All ceiling fans are new.
32	2 Nest Wifi thermostats
33	Bathroom fans
34	2 AC Units, one was replaced in 2014

**Exclusions**

	Washer, dryer, refrigerator and dining area chandelier
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**Average Cost Utilities**

1	Water & Trash: \$60 Average
2	Electricity: \$ 120 Average
3	Gas: \$ 40
4	HOA: \$0.00
5	Flood Insurance: \$1,000 Annual

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