

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

15303 Cardinal Trail, Conroe, TX 77302

1. Why did you decide to buy this home for yourself?

Raising my 5 year old grandchild and wanted her to have a home

2. What do you think are the best features of your home?

I love the backyard and patio

3. Tell me what you like best about your neighborhood?

super quiet and the neighbors are amazing

4. What are your favorite places for recreation, shopping and eating nearby?

none

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	300	277
Average Gas Bill	N/A	N/A
Average Water Bill	202 BILLED QUARTERLY	189 BILLED QUARTERLY

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	7 MONTHS OLD	N/A
Furnace	7 MONTHS	N/A
Water Heater	2 YEARS	N/A
Dishwasher	UNKNOWN	N/A
Garbage Disposal	N/A	N/A
Pool	N/A	N/A
Pool Pumps	N/A	N/A

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7. Please list any updates/upgrades made to the property.

UPGRADES / UPDATES	YEAR COMPLETED
Brand new HCVAC including heat pump and duct work	2023
new insulation in attic	2024
new paint in kitchen and dining room	2024
kitchen cabinets repainted	2024
solar screens installed	2024
new flooring in living room and dining room	2024
new baseboards living room and dining room	2024
new roof	2022

Exclusions

Included When Selling a Home: Any equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, mounts and brackets for televisions and speakers, heating and air-conditioning units, security systems, fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, pool cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by seller and attached to the above described real property. Any window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

8. Are there any exclusions, or items you are not including, with the sale of the property?

No Yes (Please be sure to reference above list of inclusions)

If Yes, please list any exclusions below:

N/A
