

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

8406 North Main Street, Houston, TX 77022

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

It had a wonderful large green back yard with 3 pecan trees that were almost a hundred years old. The House also sat on two separate lots that would allow a second home to be build without replating at a later date.

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

I think the historical nature of the house almost being a hundred years old and building built like a tank. A lot of the original structure is still intact because it was almost entirely made of cedar.

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

The neighborhood is up and coming. A lot of \$350+ homes are being built right next door and its located in independence heights. We have access to all the amenities of the heights without having to pay \$800+ for our home. We are also right next to the 610 Loop, I-45, and I-59 so we can literally be anywhere in the city within 30 minutes. We also typically drive against traffic because of the location of the property.

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

Its right next to all the amenities of the Heights such as Wholefood, the heights shopping strip, the farmers market, clubs, and many other facilities.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	110	150
Average Gas Bill	40	80
Average Water Bill	80	80

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	4 years	
Furnace	n/a	
Water Heater	unknown	
Dishwasher	n/a	
Garbage Disposal	n/a	
Pool	n/a	
Pool Pumps	n/a	

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

UPGRADES / UPDATES	YEAR COMPLETED
Foundation has been repaired and raised.	2023
Plumbing has been repaired and replaced.	2023
Electrical box was increased to 200 amps.	2022
Interior walls have been repaired.	2022
Utility room has been rebuilt.	2023
An 8 foot privacy fence was installed all along the property.	2021

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: