

Things Buyers Want to Know

Property Address: 13003 Far point Manor Court, Cypress, TX 77429

Builder: David Weekley Year Purchased: 2012 Year Built: Dec 2003

What is the age of the following:

A/C Unit 1: _____ Dishwasher: 6 Water Heater: 6

A/C Unit 2: Original with fan/motor change Oven: 6 Exterior Paint: 5

Heater Unit 1: 4 yrs ago Stove: 6 Fence: 1-4yrs

Heater Unit 2: _____ Built-In Microwave: 6 Sprinkler System: came with the house

Pool Details: Year Built: _____ Depth: _____ SPA: Yes/No Heated Yes/No Salt/Chlorine
resurfaced & retiled 7 yrs ago

Trash Days: Tue & Fri Mail Box # & Location: _____

Average Utility Cost:

Electricity: High: \$246 Low: \$135 Average: _____

Gas: High: \$245 Low: \$32 Average: _____

Water: High: \$244 Low: \$33 Average: _____

Is trash pick up included in the HOA N Water bill _____ Separate MUD

Any Upgrade/Improvements Done:

Improvement/Update	Date
<u>Added Patio with fireplace & outdoor kitchen</u>	
<u>Replaced downstairs flooring to hardwood</u>	
<u>Added wine closet and stone façade</u>	
<u>Added custom iron front double door</u>	
<u>Added iron gate on the driveway</u>	
<u>Kitchen: Updated backsplash, sink, restrained cabinets</u>	

Pool:
Resurfaced, retiled the pool around 6yrs ago. We also changed pool deck from peagravel to sun deck.
Chlorinator is under a year old. We also changed the pump to vari flow pump about 8 yrs ago

Appliances:
Replaced dish washer, oven, gas range and microwave ~6yrs ago.
Water heaters were also replaced.
HVAC- the heat exchanger motor was changed about 3 yrs ago.

New roof ~5 yrs ago.
Repainted exterior ~5yrs ago
Added video surveillance system. Added Musquitotex wiring around the house periphery

Seller Vipin Malik

Seller Harini Malik