

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

5421 Nina Lee Lane, Houston, TX 77092

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

Conveniently located to the loop and inner city with easy access to nearby amenities. Private pool and large backyard at a reduced rate compared to comps in other nearby areas.

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

Large private backyard.

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

Large lot sizes close to the city. The neighborhood feels safe and has a lot of open area compared to properties inside the loop.

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

Garden Oaks and Oak Forest has a lot of great places to eat now and the Heights is not far away. Galleria/Uptown is just a hop down the road as well.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	250	150
Average Gas Bill	20	40
Average Water Bill	100	30

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	Installed 2023	
Furnace	Installed 2023	
Water Heater	5-6 Years Old I believe	
Dishwasher	3 years Old	
Garbage Disposal	2 Years old	
Pool	Built in 2013 I believe	
Pool Pumps	Variable Speed Installed 2022	

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

UPGRADES / UPDATES	YEAR COMPLETED
New HVAC system	2022
New Landscaping including fence and irrigation system restore to working order.	2022-2024
Garage Sheetrocked with window and sliding door added for light and backyard-access	2024
Can Lighting in kitchen	2023
Energy Efficient Variable Speed Pool Pump	2022
Blinds and Curtains	2022-2024

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:

Fridge in garage
