

**BUYERS WANT TO KNOW**

ADDRESS: 814 Patchester Dr.

Does your home have a Home Warranty? If so, please provide name & number: \_\_\_\_\_

Please provide any recent updates: \_\_\_\_\_  
\_\_\_\_\_

Previous Year's Tax Amount: Harris County et al #3039.19

What is the age of the:

A/C: 4/26/16

Heater/Furnace: 4/26/16

~~Unit 2:~~ \_\_\_\_\_

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Water Heater: 1/24/18

Dishwasher: 4/18/02

Carpet: 7/16/83? 4/29/14

Other Flooring: \_\_\_\_\_

Interior Paint: 6/28/17

Exterior Paint: 2/1/13

Roof: 1/22/17

Stove: 4/18/02

Oven: 1/16/21

Fence: various

Built-in Micro: 1/16/21

Pool/Spa: neighborhood pool  
2024 \$2500 assessment paid in Fall.

Pool/Spa Equipment: \_\_\_\_\_

What is covered by HOA Maintenance Fee? Back yard garbage pick up,  
Constable patrol, swimming pool & rec. center.

Average Utilities:

Electricity:	High <u>1084KW</u>	Low <u>272 KW</u>	<u>2023 Total</u>
	High <u>\$173.50</u>	Low <u>\$43.99</u>	<u>Average</u>
Gas:	High _____	Low _____	<u>\$814 school 2022</u>
Water:	High <u>7000 gal</u>	Low <u>2000 gal</u>	<u>\$714 \$1551.00</u>
	High <u>164.42</u>	Low <u>\$46.34</u>	<u>\$1068</u>

Schools: Elem: \_\_\_\_\_ Middle: \_\_\_\_\_ High: \_\_\_\_\_

HOA NAME, PHONE NUMBER, & ANNUAL DUES: Wilchester West Fund  
713 466 1204  
\$ 870

## Interview with the Sellers

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

Tree lined street. Beautiful, well kept neighborhood.  
Proximity & excellent reputation of schools.  
Convenient layout with downstairs master bedroom & perfect bathroom/bedrooms for 2+ kids

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

All large rooms, master bedroom <sup>on second floor</sup> down stairs.  
Proximity & garage to rear door for unloading groceries. Warm comfortable den.

3. What do you like best about your neighborhood?

Its a safe pleasant place to live. Grade school kids ride their bicycles to school. Seems to be near to grocery, doctors, medical care, shopping of all kinds. Very convenient location.

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

Great restaurants within short driving distance.  
Town & Country & Memorial City provide a great variety of shopping selections. Taste of Texas & What-a-burger on I-10!

# 814 Patchester Expenses

3/12/25

- |                      |                            |                         |               |
|----------------------|----------------------------|-------------------------|---------------|
|                      | 1. Replace Driveway + Gate |                         | \$ 8860       |
|                      |                            |                         | \$ 450        |
|                      | 2. Kitchen + BR Tile Floor | 2021                    | \$ 932        |
| Dowson<br>Foundation | 3. Bell Bottom Piers "30"  | 3/23/01                 | \$ 8004       |
|                      | 4. Gulf Coast Window       | 4/20/00                 | \$ 11944      |
|                      | 5. Interior Paint          | 6/28/17                 | \$ 3700 est   |
|                      | 6. Frigidaire Oven + MW    | 1/16/21                 | 2461          |
| *                    | 7. Kitchen Renew           | 4/18/02                 | Unknown Total |
| *                    | 8. Granite Counter Top     | 1/1/02                  |               |
|                      | 9. New Roof replaced.      | 2017                    |               |
|                      | 10. New Driveway + patio   | 1/27/05                 | \$ 750        |
|                      | 11. Lassen Storm Doors (2) | 10/11/95                | \$ 668        |
|                      | 12. Supplement Insulation  |                         |               |
|                      | 13. Replace HVAC           | 4/26/16                 | \$ 12,898     |
|                      | 14. New Garage Door        | <del>7/16/24</del> 2021 | \$ 1200?      |

\* Granite Countertops, tile back splash, tile floor  
New appliances