
HOUSTON HOME BUYER GUIDE

Spring: before you buy

Compare homes in Spring by price, condition, and location. Check school-district boundaries, commute routes, and flood information for each address.

Compare the properties

Compare older homes and newer developments across a range of prices. Account for repairs and rental restrictions if you may lease the property later.

Mix of older single-family, new construction in pockets, and some townhome inventory.

A few communities to compare

Augusta Pines, Gleannloch Farms, Springwoods Village. Compare the current homes and documents for each address; community names alone do not establish costs, school assignments, or what can be built.

Try the route you will use

Routes to compare include I-45, the Hardy Toll Road, and the Grand Parkway. Test the drive from the specific home to your regular destination, including its entrance or parking garage, at the hours you expect to travel. Traffic and roadwork can change the result.

Bring these local questions

1. Which school district zones apply to this specific address?
2. Is there a deed restriction file you can review?
3. What's the actual flood-zone designation (FEMA) and the recent claim history?
4. How is property tax escrow structured here?
5. What's the rental restriction status if this could become an investment?

BEFORE YOU MAKE AN OFFER

Check the exact address

Costs and comparable sales

Review recent sales, the proposed loan terms, current taxes, insurance quotes, HOA dues, and any MUD or other district charges. Keep repairs and cash reserves in the budget.

School assignments

If relevant to your search, confirm the district and assigned campuses directly with the district for the exact address. Use txschools.gov for district and campus information. Ask about boundary changes and enrollment; contact private schools separately.

Flood history and condition

Check current FEMA and local flood maps, available disclosures and claim history, and property-specific insurance quotes. A mapped zone does not rule out flooding. Arrange inspections and ask qualified specialists about issues outside a general inspection.

Restrictions, permits, and utilities

Review recorded restrictions, the survey, easements, HOA documents, and the applicable municipality. Confirm utility service, permits, and any restrictions affecting rentals, additions, or a future build.

Contract dates and financing

Review the written showing or representation agreement before proceeding. A pre-approval letter is not a guaranteed loan. Any option period is negotiated; confirm the fee, payment deadline, and termination-notice deadline in the contract.

Talk it through with CGP

Bring your destinations, timing, shortlist and unanswered questions to a conversation with CGP.

English, Vietnamese, Mandarin, and Cantonese. The same service, responsiveness, and pricing in every language throughout the Houston metro.

(832) 402-1921 | hello@cgp Realty Group.com

Current city guide: <https://cgp Realty Group.com/houston/spring/guide>

Area details: <https://cgp Realty Group.com/areas/spring>

[Texas school information](#) | [FEMA flood maps](#) | [TREC written-agreement guidance](#)