

Amenities at 2011 River Falls Dr.

Wood floors in dining, living, entry & hallway
Tile floors in den, kitchen, breakfast, laundry & bathrooms
Custom cabinets in kitchen, breakfast & master bath
Granite countertops in kitchen, breakfast & master bath
Butler's Pantry in breakfast area
Solid doors throughout house
Alder Wood front door
Double pane windows in kitchen, breakfast, den & bedrooms
Wood shutters in living, dining, entry, den, master bedroom & bath
Wood blinds in kitchen, 3 bedrooms, & bath
Crown moulding in living room, breakfast, kitchen, master bedroom, hall & baths
Vaulted ceiling in entry, den & dining
Open Floor Plan
Tiled front porch & patio
Rinnai Tankless Water Heater
Kitchen-Built-in wine rack, tiled backsplash,
2 electric ovens, & dishwasher, Wolf 5 burner gas range top, Zephyr vent-a-hood,
GE microwave (All Stainless Appliances), under counter lighting in kitchen & Butler's
Pantry
Master Bath- Glass block window & walk-in shower
Garage- 3 foot extension on half of garage & workbenches
Attic-Zip closure liner, blown in insulation, metal ladder
Ceiling fans in den, bedrooms, & patio
Brick fireplace with gas logs
Built-in bookcases in den
Spacious front porch

REPLACED ITEMS

| | |
|---|------|
| Lennox Air Conditioner & Heater | 2017 |
| Plumbing Water Piping System. | 2007 |
| House painted | 2015 |
| Breakfast room large window. | 2015 |
| Gutters in patio area & garage. | 2017 |
| Attic ladder replaced with metal ladder | |

SELLER'S QUESTIONNAIRE

Address: 2011 RIVER FALLS DRIVE

UTILITY BILLS – Past 12 months (Low, High, Average)

Averages

- Electricity: \$98.83
- Gas: \$45.67
- Water/Sewer: \$107.42

COMPANY NAMES & PHONE NUMBERS OF SERVICE PROVIDERS:

- Electricity: Reliant
- Gas: Center Point
- Garbage & cost: Best TRASH
- Cable: SuddenLink
- Telephone: SuddenLink
- Security: N/A
- HOA: TRAILWOOD VILLAGE C/O ASI

COPIES AND/OR LIST OF RECENT IMPROVEMENTS OR
ADDITIONS: AGE OF, OR DATES OF REPAIRS AND/OR
REPLACEMENTS OF MAJOR ITEMS:

- Roof: 2002
- Furnace (s) ~~& Duct work~~ 2017
Kingwood AIR
- * Air Conditioner/Compressor (s), Coils, ~~Ductwork~~ 2017
Kingwood AIR
- Water Heater (s): ~~2007~~ 2007
- Plumbing: 2007
- Electrical: Light Fixtures + outlets - 2007
- Garbage Disposal: 2007
- Dishwasher: 2007
- Range/Oven: 2007
- Microwave: 2007
- Sinks: 2007

PBL
ME

2011 RIVER FALLS DRIVE

- Carpet: 2007
- Tile, vinyl or Wood Flooring: 2007
- Paint – Interior/Exterior: INTERIOR 2007
EXTERIOR 2015
- Garage Door (s): ONLY Small garage door-2015
- Fence: 2002
- Foundation repairs: 2002 - Atlas Foundation
- New additions: N/A

COPIES OF RECENT INSPECTIONS (within last 4 yrs) – Termite, Water, Mold, recent A/C & Heat check, etc. Attach copy: _____

Has your home had any Insurance Claims in the last 5 years? Please give explanation of claim & the amount of claim paid by the insurance company:

N/A

Have you had any mold remediation/When? ~~NO~~ NO

Are you in the 100 year flood plain? Have you had standing water on the Property?

NO

Actual Taxes Paid: TRAILWOOD \$380
HARRIS City \$409
HUMBLE ISD \$2,198. } 2018

What do you like best about your home? _____

Address: 2011 RIVER FALLS DRIVE

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PBJ
ME



Michael Linscomb
2011 River Falls Dr.
Kingwood, TX 77339

February 24, 2014

To whom it may concern:

Atlas Foundation Repair made a visit to your home located at 2011 River Falls Dr., Kingwood, TX 77339 and has determined that at this time there are no adjustments needed. (Readings are within 1" tolerance. This home was evaluated with the new compulevel for foundation movement, finding the foundation to be structurally stable). If you have any further questions or concerns, please feel free to contact our office at (713) 641-4844.

Sincerely,

A handwritten signature in black ink that reads "C. Muck". The signature is written in a cursive, flowing style.

Christian Muck
Warranty Coordinator

SELLER'S EXCLUSION CHECKLIST

Property at: 2011 River Falls Drive

Please check any of the following that are **excluded** from the sale of property:

- ☒ Window dressings, curtains and rods, valances, blinds, window shades (please specify rooms) Valance in 4 Bedrooms #4 (Floral)
- ☒ Carpeting, room size rugs, area rugs Area Rug in Dining Room
- ☒ Mirrors fixed in place MIRROR in #3 Bedroom
- ☐ Ceiling fans, attic fans (specify room) _____
- ☐ TV antennae, satellite dish, stereo speakers _____
- ☐ Built-in security alarm, sensors, fire equipment _____
- ☐ Lighting fixtures (specify) _____
- ☐ Water softener, electrostatic filters _____
- ☐ Built-in kitchen equipment and/or coffee makers, toaster ovens, microwaves, pot racks, mixing centers, and their attachments _____
- ☒ Garage door openers and their controls _____
- ☐ Built-in cleaning equipment (specify) _____
- ☒ Swimming pool equipment: Polaris, poles, screens, chemicals, etc. _____
- ☒ Shrubby, plants, outdoor pottery (specify) ALL Plants in Pots
- ☐ Outdoor birdbaths, fountains, topiaries or light _____
- ☒ Permanently installed outdoor cooking equipment (specify) _____
- ☒ Fireplace screens, gas logs, or rocks Fireplace screen
- ☒ Swing sets, trampoline, playhouses, etc (specify) _____
- ☐ Bookshelves attached or appearing to be attached walls _____
- ☐ Garage workbench or cabinet _____

Other _____

Model Eminent
Seller's Signature

Buyer's Signature

Patricia Bernard Farnsworth
Seller's Signature

Buyer's Signature