



Simply Exceeding Expectations

TOP FEATURES ENJOYED MOST BY OWNERS

- close to the police station
- small town feel
- downtown is ^{within} a walking distance
- big back-yard and front yard

- porch for entertaining and enjoying

mother nature

- She-Shed / Man Cave located behind the house w/ fresh paint and brand new carpet.





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CURRENT SERVICE PROVIDERS FOR THE PROPERTY

Electricity: Just energy

Phone: 877 601 4898

Sewer: city of waller

Phone: 936 372 3880

Water: city of waller

Phone: 936 372 3880

Cable: N/A

Phone: _____

Trash: city of waller

Phone: 936 372 3880

Natural Gas: city of waller

Phone: 936 372 3880

Phone Company: N/A

Phone: _____

Alarm Service: N/A

Phone: _____

Pool Service: N/A

Phone: _____

Yard Service: Green Frog landscaping service

Phone: 832 814 7468

Propane: N/A

Phone: _____

Pest Control: AD

Phone: _____

Septic Maintenance: N/A

Phone: _____

Trash Day(s) Friday morning

Mailbox Cluster Location and Mailbox Number: single mailbox front right of yard by street.





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UTILITIES EXPENSE SUMMARY

PREVIOUS 12 MONTHS*

MONTH / YEAR	ELECTRICITY	GAS	WATER	TOTALS
5/19	\$103.50	\$15.50	\$28.57	\$147.57
6/13/19	\$159.41	\$13.44	\$17.05	\$189.90
7/15/19	\$195.22	\$14.32	\$42.25	\$251.79
8/19	\$214.24	\$13.70	\$39.37	\$267.31
9/19	\$240.24	\$13.15	\$56.65	\$310.04
10/19	\$193.89	\$13.00	\$31.09	\$237.98
11/19	\$141.01	\$14.74	\$21.55	\$177.30
12/19	\$178.21	\$14.05	\$26.05	\$218.31
1/20	\$221.30	\$14.36	\$22.75	\$258.41
2/20	\$215.81	\$29.84	\$28.15	\$273.80
3/20	\$178.40	\$14.51	\$24.85	\$217.76
4/20	\$122.58	\$14.75	\$26.95	\$164.28
5/20	\$150.21	\$14.30	\$36.25	\$200.90

*All figures indicated above were provided by the homeowners. Griffin Realty Group, Keller Williams – The Woodlands, or any of its agents, hereby make no claim or representation that the data above is accurate. Furthermore, it must be made clear that future utilities expenses may not be consistent with the shown data. Utility expenses are greatly determined by individual homeowners lifestyle as well as raw cost providing such utilities. Buyer should research utilities and services on their own.





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All about your Home

Is your home occupied? YES NO

SQFT: 790 Year Built: 1950 Builder Name: _____

Energy Features: energy efficient a/c units

Green/Energy Certifications: _____

Age of Interior Paint: 2 years

Community

Part of a MUD? YES NO

Name: _____

Part of a HOA/POA? YES NO

Name: _____

Restrictions: _____

Lot Description: _____

Golf Course? Yes No

Name: _____

Area Pool

Pool Description: _____

What school district: Waller ISD



Countertop Type

Kitchen: chop block wood

Master Bath: N/A

Secondary Bath(s): ~~full~~ N/A

Front Door Faces: South

Appliance Information

Oven/Stove Type/Age: glass top GE 5-6 years

Dishwasher Type/Age: Bosch 2 years

Microwave Type/Age: Emerson / 5-6 years

Washer/Dryer Connections: yes

of A/C units: 3 Age: 2 years

of Water Heaters: 1 tankless Age: 1 year

of Heaters/Furnace: 1 gas heater Age: 2 years

Exterior

Roof Description: composition roof

Roof Age/Type: 2 years back half

Age of Exterior Paint: 2-3 years

Private Pool? YES [] NO

Pool Description: _____

Additional Features/Appliances

new floors, electric stove, tankless water heater
new dishwasher, she shed/man cave in backyard.
fire pit in backyard



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RENOVATIONS, UPGRADES, & REPAIRS

Item	Date Completed	Cost
Floors	Sept-1 2019	\$2,300.00
Tankless water heater	June 28, 2019	\$1,700.00
All new window units	JUNE 2018	\$600
Walls/ceilings	JUNE, 15, 2020	\$3,000
power wash porch	May 2020	\$150
New flower beds		\$300
Tore down rotten fence	April 15, 2020	\$0
New exterior paint	June 2020	\$700
Siding replacement	June 2020	\$100

