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To: \_\_\_\_\_  
\_\_\_\_\_

From: **COMPASS RE TEXAS, LLC** \_\_\_\_\_ (Broker)

Property Address: **6806 COUNTRY LANE, RICHMOND, TX 77406** \_\_\_\_\_

Date: \_\_\_\_\_

(1) Broker obtained the attached information, identified as **MAJOR ADDITIONS/RENOVATIONS MADE IN THE LAST YEAR** \_\_\_\_\_  
from **SELLER/OWNER** \_\_\_\_\_  
\_\_\_\_\_

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: **NONE** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

**COMPASS RE TEXAS, LLC** \_\_\_\_\_

Broker

By: DocuSigned by: *Karen Harberg* \_\_\_\_\_  
**KAREN HARBURG**

Receipt of this notice is acknowledged by:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

## **Major additions/renovations made in the last year:**

### **Main House**

1. Installed three new 5-ton AC units, including many of the internal components;
2. Remodeled top-of-stair bonus room, installing four custom beds (bunk-beds);
3. Installed routers and equipment to ensure excellent internet connectivity for home office/schooling, including two 5g networks and one 2g networks to reach all parts of main buildings;
4. Installed *Apple TV* in all rooms;
5. Installed a new ice-maker;
6. Stained front and back decks;
7. Treated brick in front and back to weatherize;
8. Had existing termite protection system upgraded to add trench/barrier system;
9. Replaced a number of outlets and light switches;
10. Replaced faucets and/or cartridges for sinks;
11. Had the tankless water heater system flushed, and maintained soft water system;
12. Installed door between garages to allow cooled work-out room;
13. Repaired and maintained automated Pyrethrin System to prevent mosquitos around both main house and guest house.

### **Drive**

1. Installed 14 independent electrical outlets, at each major tree, to facilitate hanging holiday lights or operating other electrical features;
2. Installed new independent automated system for up-lights at each major tree to turn on when dark.

### **Guest House**

1. Installed new 5-ton AC system;
2. Installed network equipment to strengthen internet connectivity so guest house could be used for home office;
3. Installed *Apple TV*;
4. Stained all walkways leading to guest house;
5. Had floor resurfaced and applies rustic white floor paint.

### **Warehouse**

1. Completely renovated a dilapidated internal structure to install an elegant dance studio;
2. Installed new plumbing fixtures, hard wood flooring, and lighting in dance studio;
3. Installed antique French door and single door to dance studio;
4. Painted a volley-ball court on main floor and suspended a volleyball net.

### **Barn**

1. Completely cleaned and repaired existing structure (previously used for "storage") to create an operative barn;
2. Renovated upstairs for a "party-barn" room;

3. Installed elegant lighting, including a chandelier, as well as saddle window;
4. Installed chicken coop;
5. Installed an automated "Pyrethrin System" to prevent flies and other flying insects throughout;
6. Installed gates and deck rails for safety and aesthetic purposes;
7. Stained much of the wood for both aesthetic and preservation purposes;
8. Installed gutters to prevent flooding in or around stalls;
9. Installed rubber matting and walk-way to reduce mud when horses moving in and out of barn;
10. Maintained medicated feed system to prevent flies;
11. Installed a termite protection system to protect.

## **Property - Generally**

1. Installed a large Rainbow playset;
2. Installed approximately 1000 feet of critter fencing, with access gate, along riverfront to keep out animals and make it safe for children to play;
3. Installed approximately 300 feet of wooden paddock fencing between home and lake - for aesthetic and safety reasons;
4. Installed approximately 600 feet of steel fencing on North Paddock where dilapidated fence existed;
5. Completely enclosed lake with appealing rock border (formerly lined with visible black plastic), and planted wild flowers around perimeter (easily converted to grass, if desired), including perimeter of island;
6. Painted and maintained bridge;
7. Planted numerous additional trees, including "Red Oaks" on hill adjacent to lake and citrus trees on hill in North Paddock;
8. Installed extensive electric fencing around hills in North Paddock to prevent horses from eating new trees;
9. Planted flower beds across property, including five raised-bed flower/vegetable gardens;
10. Installed four compost bins behind warehouse for recycling of horse manure and other waste;
11. Installed an American Flag;
12. Installed equipment to broadcast internet connectivity to property.

## **Pool House**

1. Installed a new motor for pool.

## **Unique Features**

1. The lake attracts numerous water fowl, each season, and is full of fish and turtles;
2. Deer and other animals commonly seen on property;
3. The North Paddock's Pecan trees are highly productive, providing numerous five-gallon buckets of delicious Pecans each fall;
4. Chickens produce between 10 and 16 eggs daily;
5. Vegetable gardens provide fresh green beans, sweet peas, cucumbers, peppers and tomatoes;

6. Three horses (possibly available) are all well-trained. Festus and Stormy are approximately 9 years old each, and excellent riding horses. Luke is in near retirement, but a very good rider for children. All equipment for riding, including all saddles and other accoutrements, to be found in barn.
7. Two ATVs, with related equipment for property maintenance, kept in warehouse;
8. Automated irrigation system covers majority of property around main house and guest house;
9. Large firepit surrounded by brick wall;
10. A Cadet ZT-1 zero-turn lawn mower, purchased in 2020, with new blades and belt June 2021, kept in warehouse.

### **Services**

1. Monthly service for spraying river-basin and property for mosquitos;
2. Existing Terminix service on both termite protection plans as well as insect control;
3. Regular service for septic system maintenance with Hurt;
4. Pyrethrin System maintenance every couple months.