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To: _____

From: R Group Realtors (Broker)

Property Address: 20927 Fair Walnut Way, Katy, TX 77449

Date: _____

(1) Broker obtained the attached information, identified as Sellers Disclosure Notice, Property Updates, enhancements, HOA information, room measurements, defects, age of mechanicals, etc.

from Seller

(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.**

R Group Realtors, LLC

Broker

By: Joe Mark Robinson

dotloop verified
08/16/23 10:23 AM CDT
HPZ5-W00-BE2W-KGZ2

Receipt of this notice is acknowledged by:

Signature Date

Signature Date



TREC #594750 21175 Tomball Parkway Suite 510 Houston, TX 77070

Property Address: 20927 Fair Walnut Way Katy, TX 77449

Improvement List

Please list below any improvements, updates, or renovations that you have done to this home with the approximate date of completion:

Improvement:

Approximate Date:

All 1st floor Windows glass Altered
All 1st floor Tile
Master bed room & stairs Laminated
Master bedroom Toilet with higher Toilet
All bathroom (3) light fixture Replaced
All (5) bedrooms FAN with light fixture
Window installed top of stairs
Guest restroom Floor bowl changed
Front Porch lights installed - Iron Rail installed
Patio Lights with FAN installed
Patio screened
All windows blinds installed
Gutters installed
Kitchen Island installed
New counter Tops installed
Coffee room & cabinets installed
Deck (backyard)

Dec 2022
7 yrs.
4 yrs.
Feb 2023
3 yrs.

Concrete walkway from front/back
Master bath Tub (whirlpool)
Front yard sprinkler system
Living room Laminated
Kitchen Light changed over Table
Mud room cabinets over w/d



Upgrades

- 1) First Floor all window glass have alarm system on the glass. Jan 2023
- 2) First floor have (Kitchen, Livingroom, bathroom, and guest room) Tile. 5yrs.
- 3) First floor, living room, master bedroom and stairs have laminated floor. 5yrs.
- 4) Master bedroom bathroom, Replace toilet with higher commode (4wks ago).
- 5) First floor all light fixtures replaced
- 6) Ceiling Electrical fans installed
- 7) Kitchen light installed over table (8 months)
- 8) Window at top of stairs (installed) to let light in \$250⁰⁰
- 9) Guest bathroom face bowl installed.
- 10) Front porch Light installed
- 11) Back porch Light installed and added ceiling Fan.
- 12) Patio extended and Screen, 2yrs
- 13) All windows blinds installed
- 14) Gutters installed
- 15) Front porch IRON Rail installed. Nov 2022

- 16) Dining Room wall Mirror
- 17) Kitchen Island installed (Large Bar Removed)
Dec 2022
- 18) New Counter tops installed
- 19) Coffee room with cabinets installed
(this increased party space) Nov 2022
- 20) Utility room (cabinets installed over washer
and Dryer). Nov 2022
- 21) Deck installed in back yard. 6 yrs.
- 22) Side walk installed (front front gate to
back patio. (paved) 6 yrs.
- 23) Garage over head Storage Racks. 7 yr (oct)
- 24) Master bathroom whirlpool tub installed. 9 yrs
- 25) Front yard Sprinkler. 4 yrs.
- 26) 3 glass burglar (Larson doors) installed for
security reasons. 3 doors \$450.00 plus installed handles
- 27) Office installed (glass door).
- 28) Second floor (bathroom installed stand up
showers. 3 yrs.

- 29) New Air Conditioner installed 8 Months
\$8800.00 upstairs
- 30) Down stairs Air Conditioner service, and
replace a new Thermostat.
- 31) All bed room ceiling fans installed
- 32) Add New alarm system cameras 8 months
Event



SERVICE PROVIDERS

TREC #594750 21775 Tomball Parkway Suite 510 Houston, TX 77070

Property Address 2927 Fair Walnut way Katy, TX 77499

Please fill out the providers below, so that the new homeowner may choose to use the same service provider you have been using.

Electricity Provider: Reliant Light Company
Contract # 71106-6803 713-488-13667

Natural Gas/Propane: Center Point Energy
Contract # 7913 331-6 713-659-2111

Water: MUD #167 (utility payment on line)
Contract # 53167-43092 281-861-6215

Sewer:
Contract # _____

Trash: Best Trash 281-313-2378
Contract # Recycle only 281-313-2378

Cable Provider: No Cable
Contract # _____

Internet Provider: Xfinity (wifi)
Contract # _____

Alarm Company: Vivant
Contract # _____

Yard Maintenance: Henson, Camarro 281-662-0483
Contract # _____

Pool Maintenance: N/A
Contract # _____

House Cleaner: N/A
Contract # _____

Pest Control: N/A
Contract # _____

Handy Man: N/A
Contract # _____

Additional Provider: N/A
Contract # _____

PR
Seller Initial