



Bayou City Group
KELLER WILLIAMS NORTHEAST

Welcome Home!

Address: 2626 Shearwater Bend Humble, TX 77396

THINGS WE  ABOUT THIS HOME:

1. Huge Master
2. Great location
3. lots of natural lighting
4. vaulted ceilings
5. spacious closets

THINGS WE  ABOUT THIS COMMUNITY:

1. Friendly neighbors
2. across from park and splash pad
3. responsive HOA
4. family oriented
5. Quick access to major highways

AVERAGE UTILITY BILLS:

OTHER	Company Name	Summer Average	Winter Average
Gas	centerpoint	40	40
Water	Harris MUD	80	80
Electricity	TXU	250	130

SERVICE PROVIDER REFERRALS:

Lawn Maintenance	
Alarm Service	simplisafe
Maid Service	
Pool Service	
Other	

OTHER DETAILS:

Mailbox keys (#) 1 Mailbox # and Location: 7, down Shearwater Bend dr
 Trash pick-up days: Monday/Thursday Trashcan provided? Y N
 Recycling available? Y N What day/rules? Monday 7am
 Garage keypad information? 2 remotes Other: _____



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Improvement List

Please list below any improvements, updates, or renovations you have done to the home since your occupancy with approximate dates and costs.

Address: 2626 Shearwater Bend Humble, TX 77396

Improvement	Average Date	Average Cost
New carpet installed throughout	May 2023	2578
New Hot Water Heater Installed	Oct 2023	1390
Replaced heater sensor and overflow safety valve	Dec 2023	250
Replaced AC fan and capacitor	June 2023	250
New paint, new faucet and fixtures in master bath	Jan 2024	4060
New Kitchen Sink and Dishwasher repair	Sept 2022	650
Fence repairs	2022	200
New Roof	2015	unknown
Replaced Furnace Ductwork and retied to furnace	2020	1000
Repaired Kitchen Cabinets, installed backsplash	2021	1500

DocuSigned by: Hussam Calder Nadar
 DocuSigned by: Roubi Nade Nadar
 Seller: 98C715FCD29F442... 67326BE43BCE4FF...

Buyer: _____



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Property Address: 2626 Shearwater Bend Humble, TX 77396

Please check any of the following items that you will be excluding from the sale of your property.

Window Treatments

- Curains + rods
Draperies + rods
Valances
Blinds
Window Shades

Flooring

- Wall-to-wall Carpeting
Area Rugs
Floor Mats
Bathroom Mats

Garage

- Work Bench
Shelves
Storage Containers
Garage Door Openers

Fireplace

- Fireplace Screens
Artificial Fireplace Logs
Rocks
Pokers

Keys

- Door Keypads
Mailbox Keys

Other (please specify): curtains will be excluded, rods will remain installed

None

Decorative

- Bookshelves (Not Attached)
Bookshelves (Attached to Walls)
Decorative Mirrors
Mirrors (Fixed in Place)
Light Fixures
Chandeliers
Ceiling Fans

Outside House Aesthetics

- Window Screens
Shutters
Awnings
Mailbox
Attic Fans
Landscaping

Pool

- Pool Equipment
Pool Maintenance Accessories
Portable Spa
Above-ground Pool

Home Equipment

- Plumbing Fixtures
Kitchen Equipment
Cleaning Equipment
Stove

Media

- TV Wall Mounts
Built-in Speakers
TV Antennae
Satellite Dish System
Wiring

Backyard Aesthetics

- Shrubbery
Plants
Permanently Installed Outdoor Equipment
Swing Set
Playground Equipment
Fountains
Bird Baths
Statues
Lights in Yard

Systems

- Heating Unit + Equipment
Air Conditions Unit + Equipment
Water Softener System
Window Air Conditioner

Alarm Systems

- Built-in-security
Outdoor Cameras
Indoor Cameras
Panel
Safe (Bolted-in)
Safe (Free Standing)
Fire Equipment

DocuSigned by: Hussam Caldar Nadar Seller

DocuSigned by: April Nade Nadar Seller

Buyer

Buyer



Property Address: 2626 Shearwater Bend Humble, TX 77396

Please indicate the **age** & **type** for the following:

Systems	Age	Type	Details
A/C	Unknown	electric	
A/C (Unit 2)	N/A		
Water Heater	< 2 months	gas	
Water Heater (Unit 2)	N/A		
Heater/Furnace	Unknown	gas	
Soft Water System	N/A		
Water Filtration System	N/A		
Other	N/A		

Appliances	Age	Type	Details
Stove	unknown		
Refrigerator	unknown		
Dish Washer	unknown		
Microwave	2 years		
Other	n/a		

Aesthetics	Age	Type	Details
Roof	8 years		redone 2015
Paint (Exterior)	unknown		
Paint (Interior)	< 1 month		
Flooring	< 1 year	carpeting	installed May 2023
Flooring (Type 2)	n/a		
Other			



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Please indicate the **age** & **type** for the following:

Pool	Age	Type	Details (Depth, other helpful info.)
Pool	n/a		
Pool Resurfacing	n/a		
Spa	n/a		
Other	n/a		

DocuSigned by:
Hussam Calder Nadar
98C715FCD29F442...
Seller

Buyer

DocuSigned by:
Ayub Nadee Nadar
07320BE43BCE4FF...
Seller

Buyer



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Utility Information Request Form

Please provide the following utility information for your property.

Address: 2626 Shearwater Bend Humble, TX 77396

Utility Type	Vendor Name	Vendor Number
Electric Company	TXU	1-800-818-6132
Telephone Company	n/a	
Gas Company	Centerpoint	855-313-1872
Water Company	MUD 278	832-490-1501
Waste Management Co.	Best Trash	281-313-2378
Cable Company	N/A	
Internet Company	ATT Fiber	877-709-4037
Other:		
Other:		
Other:		
Other:		



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Seller to please complete the following:

Dear Home Seller,

We ask that you please provide the information below to help the buyers transition as the lucky new owner of your home. We greatly appreciate any information and/or contacts you are able to provide.

- **Is there an alarm?** Yes No
 - **If yes:** Please provide:
 - Location(s): master has Honeywell system
 - Code to disarm: currently disabled
 - Code to arm:
 - Password:

- **Is the mailbox a community or in front of the home?** Community In front of home
 - If community: Please provide:
 - Location: Down Shearwater Bend Dr
 - Mailbox number 7

- **Is there a garage keypad:** Yes No
 - If yes: Please provide keypad code: _____

- **Do you have any recommendations to the buyer for the following:**
 - Lawn company: no
 - Cleaning company/maid service: no
 - Pool company: n/a
 - Any additional suggestions:

- **If all existing keys are not at closing, please let us know where they are left:**

- **Are there any manuals or receipts left for the buyer? If so, please let us know where they are left:**
stove & washer manuals in kitchen drawer and washroom shelf

Thank you for taking the time to assist us with the above. It has been a pleasure working with you and your Realtor and we wish you the best in the future.

Sincerely,
The Bayou City Group of
Keller Williams Realty Northeast