

Information provided by the Sellers for the property:

Ages of Systems and inclusions or exclusions:

Roof see attached

Hot Water Heater see attached

Water Softener and Carbon Filter see attached

Windows see attached

Garage Door/Openers see attached

Dates of any remodeled areas

Kitchen upgrades see attached

Refrigerator see attached

Range see attached

Microwave see attached

Dishwasher see attached

Primary and Guest Bathrooms see attached

Primary Bathroom see attached

Washing Machine & Dryer see attached

Flooring see attached

Pool Age see attached | plaster age see attached | Pool Equipment Age see attached

Pool updates if any you want to mention to Buyers see attached

see attached

Commonly asked Buyer & Buyer Agent questions answered by the Sellers:

When will the listing be activated and when may showings begin? see attached

Per the MLS rules, while a home is in a Coming Soon Status no scheduled showings are allowed. The current MLS listing states the home will be Active in the MLS after 5 pm on see attached. The showings for this home may begin see attached and will need to be scheduled via Showingtime. The Showingtime Scheduling service is the ONLY way to schedule a showing since this home is occupied and the Owners need to approve each request.

Do the Sellers need anything i.e., a Seller's Temporary Lease, quick close, or other information a Buyer's agent might want to know? see attached

see attached

Temporary Lease- this may allow you to remain in the home through and after closing. Let's discuss if this is something you need or want to have in place prior to going active in the MLS.

see attached

Quick Close (Sample reply to request here) A quick close is not necessary. A closing sooner rather than later is preferred by the Owners. This will allow the Sellers time to pack completely and move out after they have received proceeds after closing and funding. The Sellers will not move out completely until after Closing and Funding have occurred. see attached

see attached

Does the Seller need anything else? Buyer Agent requests. (Sample reply to request here) Other than the previous items mentioned the Sellers would like a problem-free transaction where open and frequent communication is a constant during the process. This is especially true for any loan process and the lender/mortgage broker if one is a part of the transaction. If delays or issues are anticipated, they would like to know things as soon as possible to discuss alternatives. Waiting until the end and asking for extensions is not preferred. see attached

see attached

Information provided by the Sellers for the property:
1026 Lake Grayson Drive, Katy, 77494

Ages of Systems and Inclusions or Exclusions:

Roof: Roof replaced **April 2021**

Attic Roof Vents: installed **Dec. 2020**

Hot Water Heater: "Rheem" Tankless Hot Water Heater installed **Feb. 2016**

Water Softener & Carbon Filter: "Enviro Water Product" Whole Home Water Filtration System installed **Feb. 2016**

Air Conditioners: "Trane" RunTru 4 Ton 15 SEER and 2.5 Ton 14 SEER Air Conditioning Units installed **June 2020**

Gas Furnace: "Ingersoll Rand" Gas induced draft furnace installed **June 2020**

Generator: "Generac" gas 22 KW Whole Home Generator installed **July 2016**

Perimeter Fencing: Perimeter Fencing (all sides) replaced **Jan. 2017**

Outdoor Lawn Lights: Front/Back systems **2008 (estimated)**. Maintained on ongoing basis

Garage Cabinets: Floor to Ceiling Garage Cabinets, Workbench, Big Screen TV and Epoxy Floor installed **May 2017**. Attic Ladder replaced **Feb. 2024**

Garbage Disposal: "Evolution Pro" 750 ¾ HP installed **May 2023**

Outdoor Kitchen: Tri Level Outdoor Kitchen w/ Fridge & Gas Grill installed **June 2014**.

Lower deck replaced **Dec. 2022**, Fridge replaced **2023**, New Gas Grill Parts **March 2024**. BBQ Smoker/Cart, Couches, Swivel Rocker & High-Top Table to be excluded from Home Purchase

Main Living Room: TV & Surround Sound excluded from Home Purchase

Dining Room: Wine Cooler to be excluded from Home Purchase

Surge Protection: Whole Home Surge Protection installed **April 2023**.

Smoke Detectors: All smoke detectors replaced **Feb. 2024**

Home Alarm System: Home alarm system replaced **June 2020**

Thermostats: "Honeywell Home" T4 Pro thermostats installed **June 2020**

Windows: Shade Screens installed **Nov. 2016**

Garage Door/Openers: Main Door & Motor (Liftmaster) replaced **June 2020**, Small Door Motor replaced (Chamberlain) **Feb. 2024**

Backyard Screen Doors: "Larson" Solid Core Duratech Aluminum Clad Doors installed (two)

All Furniture: to be excluded from Home Purchase (I wasn't sure that we had to specify this?)

All Wall Pictures & Tapestries: to be excluded from Home Purchase (wasn't sure on this?)

Internet Control Box & Range Extenders: to be excluded from Home Purchase

Planters, Bird Feeders, Outside Garden Accessories: to be excluded from Home Purchaser

Metal Racks in Garage Storage Closet: to be excluded from Home Purchase

Dates of any remodeled areas:

Kitchen upgrades: “Kitchen Aid” Gas Downdraft Cooktop installed **Nov. 2022**

Refrigerator: Excluded from Purchase of the Home

Microwave: “General Electric” JES2251 Microwave installed in **Jan. 2021**

Dishwasher: “General Electric” GSD6660

Primary Bathroom: Replaced Toilet **Nov. 2018**, Shower Enclosure **Oct. 2015**, Master Bath Valves & Faucets replaced **Feb. 2024**

Washing Machine & Dryer: Excluded from Purchase of the Home

Flooring: “Regal Wood” Luxe Collection 1720 ½” hand-scraped Hickory Flooring installed Living Rm, Dining Rm & Office **2014**

Sprinkler System: Inspected & necessary repairs completed **March 2024**

Perimeter Fence: Gate replaced **2023**, Six Posts replaced/cemented **March 2024**

Front Door: Refinished Feb. 2024

Main Floor Windows: Windows inspected & five windows replaced **Feb. 2024**

Generator: Inspection performed & Battery Replaced **Feb. 2024**

Main Floor & Upstairs Tile: Tile & Grout Cleaned & Sealed **March 2024**

Pool Age: **18 years** (estimated – was here when we purchased in August 2011)

Pool Plaster Age: **4 years**

Pool Equipment Age: see “Pool Updates” below

Pool Updates:

- Spa Jets repaired **Feb. 2020**
- Waterline Tile on Pool & SPA replaced **Feb. 2020**
- Shallow End Skimmer replaced **Feb. 2020**
- Pool re-plastered **Feb. 2020**
- Pool Deck resurfaced **Feb. 2020**
- Underwater Pool Light fixtures replaced **April 2020**
- Outdoor Pool Control Panel replaced **June 2020**
- “Jandy” JX1400 Heater with Versaflo installed **July 2021**
- “Polaris” PB460 Pump installed **Oct. 2022**
- Indoor Pool Control Panel replaced **May 2023**

Commonly asked Buyer & Buyer Agent questions answered by the Sellers:

When will the **Listing** be **Activated** and when may **Showings** begin? **April 4, 2024**

Per the MLS rules, while a home is in a **Coming Soon Status** no scheduled showings are allowed. The current MLS listing states the home will be **Active** in the MLS after 5 pm on **April 3, 2024 (not sure about this date)?**

The **Showings** for this home may begin **April 4, 2024** and will need to be scheduled via Showingtime. The **Showingtime Scheduling** service is the **ONLY** way to schedule a showing since this home is occupied and the Owners need to approve each request.

Do the Sellers need anything i.e., a Seller's Temporary Lease, quick close, or other information a Buyer's Agent might want to know?

Temporary Lease- this may allow you to remain in the home through and after closing.
No Need

Quick Close (Sample reply to request here) **A quick close is not necessary, since our new home outside of San Antonio will not be finished until August/September timeframe. Closing cannot take place between May 28 and July 11, as we will be traveling.**

Does the Seller need anything else? **Other than the previous items mentioned the Sellers would like a problem-free transaction where open and frequent communication is a constant during the process. This is especially true for any loan process and the lender/mortgage broker if one is a part of the transaction. If delays or issues are anticipated, they would like to know things as soon as possible to discuss alternatives. Waiting until the end and asking for extensions is not preferred.**