

EXTERIOR RENOVATIONS & UPGRADES

Check off any applicable upgrades to the outside of the house, note what year each one was completed and include a brief description.

UPGRADED?	YEAR	DESCRIPTION & APPROXIMATE COST
<input checked="" type="checkbox"/> Roof*	July 2023	Replaced entire roof due to hail damage (\$20,000 approximately)
<input checked="" type="checkbox"/> Paint	March 2024	Bedrooms, garage, 1st, 2nd, patio
<input type="checkbox"/> Garage	March 2024	Painting throughout the house
<input type="checkbox"/> Patio/Deck		
<input checked="" type="checkbox"/> Landscaping	2004 - present	Added and maintained yearly
<input checked="" type="checkbox"/> Sprinklers	2004	Automatic/WFEI
<input type="checkbox"/> Pool		
<input checked="" type="checkbox"/> Fencing	2019	Replaced All fencing \$4000 ⁰⁰
<input type="checkbox"/> Shed		
<input type="checkbox"/> Other	June 2012	Hard Wood floors throughout \$10,000.00
<input type="checkbox"/> Other	January 2016	16' ^{soak} AC/Furnace complete system
<input type="checkbox"/> other	October 2023	water heater replacement, media filters w/ and surge protectors
*Age of roof if it has not been replaced		
<input type="checkbox"/> other	N/A	replaced July 2023
<input type="checkbox"/> other	2019	Leaf Guard Gutter System - Whole house - No clog gutters

HOME REPAIRS THAT HAVE NOT YET BEEN COMPLETED

None - new roof, water heater, and AC/Furnace/HVAC has been serviced.

FAVORITE FEATURES OF THE HOME

An important part of our marketing strategy is to showcase what you love about your home and neighborhood. The information you provide in this packet will enable us to highlight your home's best features, and tell a story that will help buyers fall in love with the house just as you did.

TOP 3 THINGS YOU LOVE MOST ABOUT YOUR HOME

- 1 The view from the backyard! ☺
- 2 Open floor plan - lots of extras like 3 garage
- 3 Great neighbors and close to downtown, airport, and Beltway 8.

UNIQUE FEATURES OF YOUR HOME

Oversized lot on the reserve - very green and close to nature

BEST MEMORIES IN YOUR HOME

We designed/customized the builder's plan and raised our children here. We love this house!

FAVORITE SPOT TO HANG OUT IN YOUR HOME AND WHY

Family room and kitchen - sets where the ☺ is. ☺
We love the game room and media rooms too.

ADDITIONAL FEATURES

- Pool Hot Tub Fenced in Yard Sprinkler System
 In-Law Suite Finished Basement Unfinished Basement
 Fireplace Security System Shed Workshop
 Solar Panels: Owned Leased, Expires: _____
 Other _____

INTERIOR RENOVATIONS & UPGRADES

Check off any applicable upgrades to the interior of the house, note what year each one was completed and include a brief description.

UPGRADED?	YEAR	DESCRIPTION & APPROXIMATE COST
<input checked="" type="checkbox"/> Flooring - Hardwood	2012	Hardwood floors throughout
<input checked="" type="checkbox"/> Paint	2019	Exterior House completely repainted
<input type="checkbox"/> Kitchen		
<input checked="" type="checkbox"/> Appliances	Varied	Coop top - replaced July 2023 dishwasher - replaced April 2022 Microwave - replaced March 2023
<input checked="" type="checkbox"/> Water Heater*	October 2023	Water Heater replaced
<input checked="" type="checkbox"/> A/C* or Heating	2014	16 Seer AC/Furnace complete system replacement
<input type="checkbox"/> Plumbing		
<input checked="" type="checkbox"/> Electrical	2022	Whole House surge protector
<input type="checkbox"/> Master Bath		
<input type="checkbox"/> Other Baths		
<input type="checkbox"/> Windows		
<input checked="" type="checkbox"/> Doors	2020	Storndars Added to front and back doors
<input checked="" type="checkbox"/> Flooring Flaring Other Carpet	March 2024	Carpet replaced in game room and bedroom #4
<input type="checkbox"/> Other		

*Age of water heater if it has not been replaced replaced October 2023

*Age of A/C if it has not been replaced replaced entire system in 2014

INFO FOR THE NEW OWNERS

Help the new owners feel right at home by providing information you would find helpful when you first moved in. Be sure to leave the new owners any warranty paperwork that goes with the house as well.

	UTILITY SERVICE PROVIDERS	AVG COST/MONTH
Electric	<u>Direct Energy \$120-\$250</u>	<u>Varies by usage & service plan</u>
Water	<u>Horns Co MUD 342 \$60-\$90</u>	<u>" "</u>
Gas	<u>Centerpoint \$25-\$100</u>	<u>" "</u>
Internet	<u>_____</u>	<u>_____</u>
Phone	<u>N/A</u>	<u>_____</u>
Cable	<u>ATT Fiber</u>	<u>\$65/month</u>
Trash/Recycle	<u>MUD 342 - Texas Pride</u>	<u>_____</u>
Security System	<u>Vivint</u>	<u>Varies by plan</u>

OTHER HELPFUL INFORMATION

Trash Day Mondays & Thursdays Recycle Day Thursdays
Alarm Code _____ Garage Code _____ Pool Code key card needed
Mailbox # N/A Mail Delivery/Pickup Time of Day Daily - varies

Any additional tips or information you would like to give the future owners

COMMUNITY AMENITIES

Wow potential buyers with a list of all the amenities your community has to offer. You can add additional items if they are not on the list.

AMENITIES

- | | | |
|--|--|--|
| <input type="checkbox"/> Gated Community | <input type="checkbox"/> Security | <input checked="" type="checkbox"/> Fitness Center |
| <input checked="" type="checkbox"/> Pool | <input type="checkbox"/> Hot Tub | <input checked="" type="checkbox"/> Playground |
| <input checked="" type="checkbox"/> Clubhouse | <input type="checkbox"/> Community Kitchen | <input type="checkbox"/> Movie Room |
| <input checked="" type="checkbox"/> Picnic Area | <input type="checkbox"/> Lake Access | <input type="checkbox"/> Dog Park |
| <input checked="" type="checkbox"/> Walking Path | <input type="checkbox"/> Hiking Trails | <input checked="" type="checkbox"/> Bike Path |
| <input type="checkbox"/> Golf Course | <input checked="" type="checkbox"/> Sports Courts: <u>Tennis</u> | |
| <input type="checkbox"/> Scheduled Community Activities: _____ | | |
| <input type="checkbox"/> Other: _____ | | |

HOME OWNERS ASSOCIATION

Does the neighborhood have a Home Owners Association? Yes No

If yes, what is the amount due? \$ 900

Paid Monthly Quarterly Semi-Annually Annually

HOA Name Summerwood Phone/Email 713-334-8000
Community Association, LLC
Graham Management

WHAT STAYS & WHAT GOES

In order to be clear about what you would like to take with you when you sell the house, please check off the items that will be included in the sale and which are excluded that you plan on taking with you. Fixtures (anything permanently attached) are not included on the list as it is customary that they stay in the home unless otherwise noted.

ITEM	INCLUDED	EXCLUDED	NEGOTIABLE	N/A
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Washer/Dryer	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Dehumidifier	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
Curtains	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
Speakers	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
Cameras	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Patio Awning	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
Yard Decor	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>

VALUABLE FIXTURES INCLUDED IN THE SALE

Reverse Osmosis - under sink
 water softener

ANY OTHER INFORMATION THAT YOU WOULD LIKE TO ADD

Smart Home - Z-wave light switches/dimmers
 Door locks - keyless
 Nest smoke alarms