



Bayou City Group

KELLER WILLIAMS NORTHEAST

Welcome Home!

Address: 12710 Fernbank Forest Dr. Humble, TX 77346

THINGS WE ABOUT THIS HOME:

1. Access to the Laundry room from the master closet
2. great office space for private work area or play room
3. Large driveway easy fit for 4 cars
4. great location next to the half cul de sac for kids to play
5. extra long bath tub and great shower with seat

THINGS WE ABOUT THIS COMMUNITY:

1. tons of parks and places for hosting events
2. many community events with great neighbors around the community
3. great schools
4. quality homes and people throughout
5. quality homes and people throughout

AVERAGE UTILITY BILLS:

OTHER	Company Name	Summer Average	Winter Average
Gas	centerpoint	25	55-60
Water	MUD 504/INFRAMARK	100	80
Electricity	POWER TO CHOOSE	230	130

SERVICE PROVIDER REFERRALS:

Lawn Maintenance	SELF
Alarm Service	VIVINT
Maid Service	
Pool Service	N/A
Other	

OTHER DETAILS:

Mailbox keys (#) _____ Mailbox # and Location: 5 NEAR PARK ON BARK CABIN
 Trash pick-up days: TUES/FRI Trashcan provided? Y N x
 Recycling available? Y N What day/rules? FRIDAY
 Garage keypad information? [REDACTED] other: CAN BE RESET USING ONLINE USER GUIDE



Property Address: 12710 Fernbank Forest Dr. Humble, TX 77346

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

Systems	Age	Type	Details
A/C	4	LENNOX	BUILDER INSTALL
A/C (Unit 2)			
Water Heater	4		BUILDER INSTALL
Water Heater (Unit 2)			
Heater/Furnace	4	LENNOX	BUILDER INSTALL
Soft Water System			
Water Filtration System			
Other			

Appliances	Age	Type	Details
Stove	4	WHIRLPOOL COOKTOP	STAINLESS
Refrigerator	4	WHIRLPOOL	STAINLESS
Dish Washer	4	WHIRLPOOL	
Microwave	4	WHIRLPOOL	
Other	4	WHIRLPOOL OVEN	STAINLESS WITH SMART APP


Aesthetics	Age	Type	Details
Roof	4	COMPOSITE SHINGLE	
Paint (Exterior)	4		
Paint (Interior)	0		
Flooring	4	TILE	WOODLOOK TILE SHAW FLOORS
Flooring (Type 2)	0	CARPET	NEW CARPET THROUGHOUT
Other			




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

Pool	Age	Type	Details <small>(Depth, other helpful info.)</small>
Pool	NA		
Pool Resurfacing			
Spa			
Other			

DocuSigned by:

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Seller

Buyer

DocuSigned by:

A7D0611829B53437...
Seller

Buyer



Bayou City Group


KELLER WILLIAMS NORTHEAST

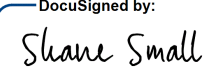
Improvement List

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

Address: 12710 Fernbank Forest Dr. Humble, TX 77346

Improvement	Average Date	Average Cost
PAINT	3/31/2024	5000
CARPET	3/31/2024	3000

Seller: 
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Buyer: _____