

PROPERTY CONDITION & SELLER INFORMATION

Property Address: 7005 Peters Path Colleyville, Texas

The owners of 7005 Peters Path believe in full transparency and have prepared the following summary of known property conditions to assist prospective buyers.

GENERAL PROPERTY CONDITION

The property has been extensively maintained and improved throughout ownership. Significant recent investments include a complete pool and outdoor living renovation, new architectural roof, restoration of interior woodwork and finishes, landscape improvements, premium sod installation, and a designer garage floor coating.

The home is currently occupied and all major systems are operational to the best of the sellers' knowledge.

KNOWN ITEM CURRENTLY BEING ADDRESSED

Built-In Outdoor Gas Grill Igniter Switch

The electronic igniter switch for the built-in outdoor gas grill is currently not functioning properly. The grill itself remains in good condition and can be manually ignited in the normal manner.

A replacement igniter switch has already been ordered and is scheduled to arrive on June 26, 2026. Installation is expected immediately upon receipt, and the sellers anticipate this item will be fully repaired prior to closing.

OTHER KNOWN CONDITIONS

At the time this document was prepared, the sellers are not aware of any other material defects requiring disclosure beyond those included in the official Seller's Disclosure Notice.

BUYER VERIFICATION

Prospective buyers are encouraged to perform any inspections they deem appropriate during the option period and to review all property documents available on the property website.

The information contained herein is provided in good faith and is believed to be accurate as of the date of preparation but is not intended to replace the official Seller's Disclosure Notice or any professional inspections.

Prepared by Seller June 2026