

PROPERTY CONDITION INFORMATION

7005 Peters Path

Colleyville, Texas

Seller Transparency & Property Condition Summary

The owners of 7005 Peters Path believe that transparency helps create confidence and facilitates a smooth transaction process. This summary is intended to provide prospective buyers with additional information regarding the overall condition and maintenance of the property.

This document is supplemental in nature and does not replace the official Texas Seller's Disclosure Notice.

OVERALL PROPERTY CONDITION

The property has been extensively maintained and improved throughout ownership.

Significant recent investments include:

- New architectural roof (2025)
- Complete pool and outdoor living renovation (2025)
- Interior woodwork and finish restoration
- Premium garage floor coating
- Landscape enhancements
- Premium sod installation
- Attic storage improvements
- Ongoing preventative maintenance and property care

The home is currently occupied and actively maintained.

MAJOR SYSTEMS

To the best of the sellers' knowledge:

- HVAC systems are operational.
- Plumbing systems are operational.
- Electrical systems are operational.
- Pool and spa systems are operational.
- Irrigation systems are operational.
- Security systems are operational.
- Whole-home audio systems are operational.
- Wired network infrastructure is operational.

All major systems are believed to be functioning as intended at the time this document was prepared.

KNOWN ITEM CURRENTLY BEING ADDRESSED

Outdoor Kitchen Grill Igniter

The electronic igniter switch associated with the built-in outdoor gas grill is currently not functioning properly.

A replacement igniter switch has already been ordered and is scheduled for delivery on June 26, 2026.

Installation is expected immediately upon receipt, and the sellers anticipate this item will be fully repaired prior to closing.

The grill itself remains functional and may be manually ignited using standard procedures.

MAINTENANCE PHILOSOPHY

Throughout ownership, the sellers have focused on proactive maintenance rather than deferred maintenance.

Major improvements and maintenance items have generally been addressed promptly to preserve the property's condition, appearance, and long-term value.

This approach is reflected throughout the home, grounds, pool area, outdoor living spaces, and supporting systems.

RECENT PROPERTY ENHANCEMENTS

Recent enhancements include:

- New architectural roof
 - Complete pool renovation
 - Stonework restoration
 - Interior woodwork restoration
 - Garage floor refinishing
 - Landscape improvements
 - Premium sod installation
 - Additional attic flooring creating approximately 708 square feet of usable storage
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BUYER INSPECTIONS

Prospective buyers are encouraged to conduct any inspections they deem appropriate during the option period.

The sellers welcome professional inspections and will cooperate with reasonable inspection requests.

ADDITIONAL DISCLOSURES

At the time of preparation of this document, the sellers are not aware of any additional material property conditions beyond those disclosed in the official Texas Seller's Disclosure Notice and supporting property documentation.

DISCLAIMER

This Property Condition Information document is provided solely as a courtesy summary and reflects the sellers' knowledge and understanding of the property as of the date of preparation.

Buyers should independently verify all information and conduct any inspections they deem appropriate.

For complete disclosure information, please review the official Texas Seller's Disclosure Notice and all supporting property documents.

Prepared by Seller

7005 Peters Path
Colleyville, Texas
June 2026