



Property Address:

15811 Spring Forest Dr, Houston, TX 7705

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**Special Features, Amenities & Upgrades** (please include special features that you would like for us to share with potential buyers):

1. Brand New Pergola on back porch (November 2025)
2. All premium very nice, laminate flooring in the upstairs bedrooms and hallway
3. Tile floors throughout the first floor
4. Netuno Bordeaux granite in the kitchen & in all the bathroom counters
5. 2021 Samsung Convection Double Oven
6. 2018 Replaced water heater with tankless
7. 2012 upgraded all bathrooms, primary shower, guest bathroom with new tub & tile
8. 2023 replaced Skylight with a new one in guest upstairs bathroom
9. 2003 New double paned windows & Hardie plank siding
10. 2024 New roof with 8 year warranty
11. 2019 New HVAC system(furnace/AC warranty to 2029),air scrubber, smart thermostat
12. 2026 Sherwin-Williams Emerald paint on the back, side, and top of the house.
13. 2026 Stainless steel chimney chases and caps on both chimneys.
14. 2025 GE Vent Microwave Oven.
15. 2024 Kitchen Aid Dishwasher.

Information is provided above is true and accurate to the best of my knowledge.  
Initial by Seller:   Buyer:



**SELLER EXCLUSION CHECKLIST:**

**Please list any of the following that are excluded from the sale of the property:**

Unless otherwise specified, everything permanently attached to the property is included in the sale of the property. Please circle any of the following items that will be exclusions from the sale of your property. It is important that you be specific, so add any qualifying information required.

- **Curtains and Rods, Draperies and Rods, Valances, Blinds, Towel Racks, Window Shades:**

\_\_\_\_\_

- **Window Screens, Shutters, Awnings, Mailbox:**

\_\_\_\_\_

- **Area Rugs:**

\_\_\_\_\_

- **Mirrors Fixed in Place, Decorative Mirrors, Decorative Hardware:**

\_\_\_\_\_

- **Ceiling Fans, Attic Fans:**

\_\_\_\_\_

- **TV Antenna, Satellite Dish, Built-in Speakers:**

\_\_\_\_\_

- **Light Fixtures, Plumbing Fixtures, Water Softeners:**

\_\_\_\_\_

- **Built-in Kitchen Equipment Including Coffee Pot, Toaster, Toaster Oven, Microwave, Pot Racks:**

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Information is provided above is true and accurate to the best of \_\_\_\_\_ knowledge \_\_\_\_\_  
Initial by Seller: \_\_\_\_\_ Buyer: \_\_\_\_\_



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- All Swimming Pool Equipment, Portable Spa:

\_\_\_\_\_

- Shrubbery and Plants

\_\_\_\_\_

- Garage Door Openers and Controls:

\_\_\_\_\_

- Permanently Installed Outdoor Cooking Equipment:

\_\_\_\_\_

- Fireplace Screens or Doors, Gas Logs or Rocks, Andirons:

\_\_\_\_\_

- Swing Sets, Playground Equipment, Basketball Goals:

\_\_\_\_\_

- Fountains, Bird Baths, Statues, Lights in Yard:

Front yard Bird Bath, Back Yard Bird feeder

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Information is provided above is to \_\_\_\_\_ accurate to the best of \_\_\_\_\_ knowledge \_\_\_\_\_  
Initial by Seller: \_\_\_\_\_ Buyer: \_\_\_\_\_



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- **Bookshelves Attached or Appearing to be Attached:**

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- **Workbench, Shelves in Garage or Storage Areas**

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- **Other Permanently Attached Items**

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- **Is your Security System Leased or Owned?**

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Information is provided by Seller and Buyer. Seller certifies that the information provided is accurate to the best of Seller's knowledge and belief.  
Initial by Seller:   Buyer: