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To: _____

From: **Martha Turner Sotheby's International Realty** (Broker)

Property Address: **201 Vanderpool Lane #69, Houston, TX 77024**

Date: **10/09/2026**

(1) Broker obtained the attached information, identified as **Notable Features & Amenities (1 page), HVAC Receipts (2 pages), Floor Plan by Cubi Casa (1 page)**

from **Seller**

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: **N/A**

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Martha Turner Sotheby's International Realty

Broker

By: 
532A75FA70E4465...

Receipt of this notice is acknowledged by:

Signature _____ Date _____

Signature _____ Date _____

201 Vanderpool Lane #69

Tabatha Urech

Realtor Associate®

832.755.0921

tabatha.urech@sothebys.realty



Notable Features + Amenities

Major Systems:

- Roof (2020)
- HVAC :
 - First floor: HVAC system replaced (October 2018) - Trane 16 SEER, 3-ton, with electric air handler; new drain line and power supply
 - Second floor: HVAC system replaced (January 2026) - Goodman 15 SEER with 15kW electric heat, new plenum and ductwork
- Water Supply lines restored with Ace Duraflo (2014)
- Rheem 50-gallon Water Heater (2024)
- Back Fence (2023)

Improvements:

- New kitchen refrigerator (2026)
- LED recessed lighting (2026)
- Primary bathroom remodel (2025)
- Replaced attic ladder (2025)
- Replaced dishwasher (2023)
- Engineered Oak Hardwood Flooring downstairs (2020)
- Bedroom carpet (2020)
- Interior Paint (2026 and 2020)
- Light fixtures (2020)
- Windows surrounding fireplace (2007)
- Kitchen remodel(2007)

Exclusions:

- Washer
- Dryer

Additional Home Information:

- 2 Bedrooms | 3 Bathrooms
- 2,503 Sq Ft (HCAD) / 2,600 Sq Ft Lot
- 2-car carport

HOA:

Each homeowner has access to the Woodstone clubhouse, a recreational pool and tennis courts.

Other amenities include:

- Walking Trails
- Basketball court
- Garbage service
- On-site guard
- Water and sewer
- 24-hour security
- Front sprinklers
- Grounds maintenance

Schools:

- Frostwood Elementary
- Memorial Middle School
- Memorial High School

AIR CONDITIONING & HEATING SERVICE
"THE PEOPLE'S CHOICE"
 Installation Sales & Service
 P.O. BOX 711332 • Houston, TX 77271
 Tel: 832-216-8823 • 713-270-7944
 E-mail: bgmechanical@att.net

HVAC SERVICE ORDER INVOICE

5880

BILL TO

THIS WORK IS TO BE	
☐ C.O.D.	☐ CHARGE
☐ NO CHARGE	
MAKE	MAKE
MODEL	MODEL
SERIAL NUMBER	SERIAL NUMBER

NAME Mrs. Terrell Schenkman		DATE 1/23/16
STREET 201 VAN DYKE AVE #64		PROMISED
CITY HONOLULU HI		
PHONE	CALL BEFORE	☐ A.M. ☐ P.M.
TECHNICIAN	AUTHORIZED BY	
WORK TO BE PERFORMED		
P.O. #		

ENVIRONMENTAL CHECK LIST			RECOMMENDATIONS
WORK PERFORMED	QTY.	TYPE/DISPOSITION	
☐ RECOVERED			
☐ RECYCLED			
☐ RECLAIMED			
☐ RETURNED			
☐ DISPOSAL			
☐ DISMANTLED			
☐ CHANGED OUT/REPLACED			
TOTAL \$			

QTY.	MATERIALS & SERVICES	UNIT PRICE	AMOUNT	DESCRIPTION OF WORK PERFORMED
	REFRIGERANT R- LBS.			Remove Existing 3 ton R/C And Heating System For 1st Floor Replace With a New 3 ton 16 SEER Thermo High Efficiency System. New 3 ton Electric Air Handler 3 ton Unit - Crane Service Main line and power supply. Reconnect - Vacuum and Start up.
	FILTERS X X			10% warranty on coil
>	FILTERS X X			10% warranty on compressor
	BELTS			1 yr labor
TOTAL MATERIALS				
HRS	LABOR	RATE	AMOUNT	

HRS.	LABOR	RATE	AMOUNT

				TOTAL LABOR		
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TERMS

I have authority to order the work outlined above which has been satisfactorily completed. I agree that Seller retains title to equipment/materials furnished until final payment is made. If payment is not made as agreed, Seller can remove said equipment/materials at Seller's expense. Any damage resulting from said removal shall not be the responsibility of Seller.

CUSTOMER SIGNATURE _____ DATE _____

LIMITED WARRANTY: All materials, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company.

☐ REGULAR ☐ WARRANTY

☐ SERVICE CONTRACT

Thank You

TOTAL SUMMARY		
TOTAL MATERIALS		
TOTAL LABOR		
TAX		
TOTAL	45800	20

HVAC SERVICE ORDER INVOICE

6733

BILL TO

THIS WORK IS TO BE
☐ C.O.D. ☐ CHARGE ☐ NO CHARGE

MAKE	MAKE
MODEL	MODEL
SERIAL NUMBER	SERIAL NUMBER

NAME *Mr. Jean Schuler*
 STREET *201 VANDER POOL #64*
 CITY *Houston tx*
 PHONE
 CALL BEFORE ☐ A.M. ☐ P.M.
 AUTHORIZED BY
 WORK TO BE PERFORMED
 P.O. #

ENVIRONMENTAL CHECK LIST			RECOMMENDATIONS
WORK PERFORMED	QTY.	TYPE/DISPOSITION	
☐ RECOVERED			
☐ RECYCLED			
☐ RECLAIMED			
☐ RETURNED			
☐ DISPOSAL			
☐ DISMANTLED			
☐ CHANGED OUT/REPLACED			
TOTAL \$			

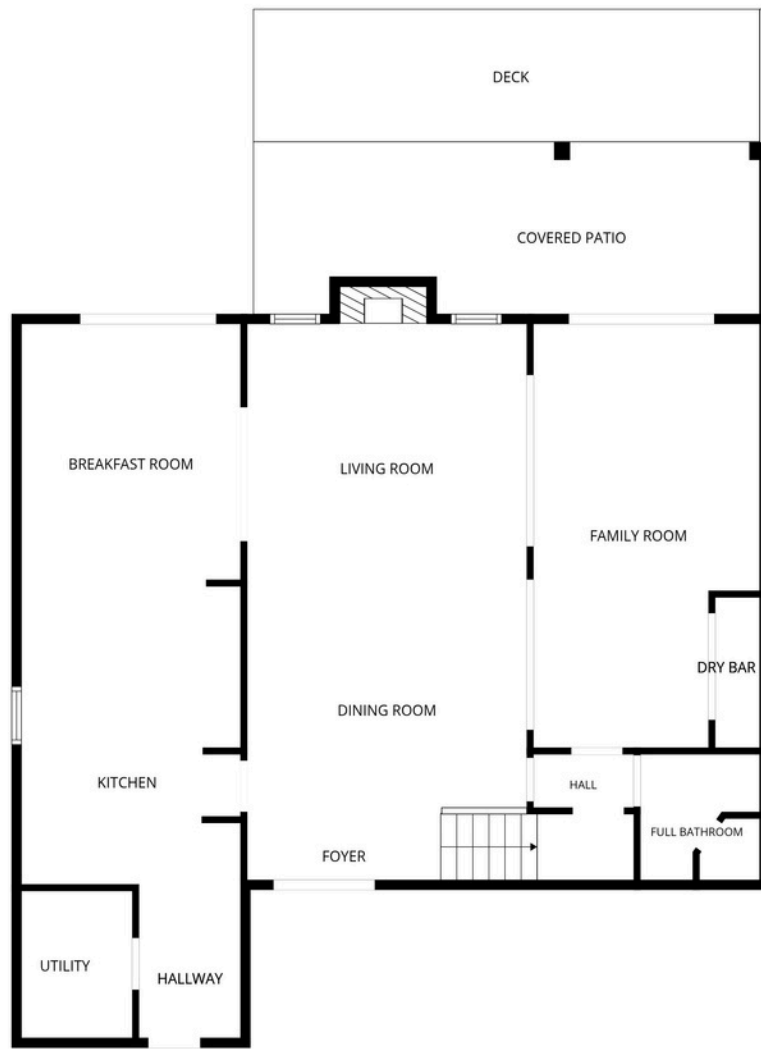
QTY.	MATERIALS & SERVICES	UNIT PRICE	AMOUNT	DESCRIPTION OF WORK PERFORMED
	REFRIGERANT R- LBS.			
1	4ton Air Handler			Remove And Replace Existing 4ton Electric Air Handler And 4ton Condensing unit. Install A New Goodman 15 Seer High Efficiency System And 15KW Heat. New Plenum and Ductwork Vacuum and start up System.
1	3.5 ton 15 Seer unit			
	15KW Heat.			
	Plenum			
	Duct work			
	Drain pan			
	FILTERS X X			
	FILTERS X X			
	BELTS			
TOTAL MATERIALS				
HRS.	LABOR	RATE	AMOUNT	
TOTAL LABOR				
LIMITED WARRANTY: All materials, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company.				TOTAL SUMMARY TOTAL MATERIALS TOTAL LABOR TAX
☐ REGULAR ☐ WARRANTY ☐ SERVICE CONTRACT				

I agree that the above authority to order the work outlined above which has been satisfactorily completed. I agree that the Seller retains title to equipment/materials furnished until final payment is made. If payment is not made in full, Seller can remove said equipment/materials at Seller's expense. Any damage resulting from removal shall not be the responsibility of Seller.

TABATHA URECH

201 VANDERPOOL LANE #69

Martha
Turner | Sotheby's
INTERNATIONAL REALTY



1st floor



2nd floor