



**Ashley Sellier**

Real Estate Broker Associate

## **Seller Updates and Important Information**

### **2026**

- Guest bathroom remodel
- New dishwasher installed
- Solar Panels installed

### **2025**

- Primary bathroom remodel

### **2024**

- New water heater installed (attic)
- New disposal installed

### **2023**

- A good portion of the fence in the backyard replaced.

### **2020**

- EV plug and panel installed in garage.
- Updated the controller for the sprinkler system to an 8-zone Rachio, Wireless controller.

### **2014**

- Estimated age of roof
- Estimated age of HVAC units

### **The neighborhood amenities include the following:**

- Within Pecan Lakes:
  - o Pool
  - o Park with playground
  - o Volleyball net
  - o Clubhouse
  - o Walking trail around the lake
- As part of Pecan Grove MUD for an annual \$100 fee for the access card:
  - o Work out facility
  - o Tennis Courts
  - o Pickleball Courts
  - o Pecan Grove pool
- Within Pecan Grove without any additional fees:
  - o Pitts Rd park is huge! It includes playgrounds, soccer fields, walking/jogging trail, bathrooms and water fountains.
  - o There is a levee trail for walking/running. It goes from the front of Pecan Grove all the way to Pitts park in one direction and then in the other direction it travels to Belin Park and football field.

- Pecan Grove also has a 27 hole Championship Golf Course that is open to the public or you have the option to pay to become a member. There are many levels to membership. [www.theclubatpecangrove.com](http://www.theclubatpecangrove.com)

**Items that can remain with the home:**

- Kitchen refrigerator

**Things we Loved:**

- #1 Our neighbors! Our neighbors on all sides have been great and we will miss them all.
- Central location. Everything is nearby and more places are being built every day. It's ~20 min to any place you want. Katy, Sugar Land, etc.
- The HOA isn't the stereotypical one you see on social media. It isn't perfect, but it is run by your neighbors, and everyone has the neighborhood's best interest in mind.
- We have many local restaurants in our area including:
  - The Turn at The Club
  - LaMonte's
  - Monte's Tastes and Taps
  - La Cocina
  - Niners
  - Niners BBQ
  - Tina's Mexican Cantina
  - Pecan Perk Coffee shop
  - Braman Tasting and Taproom
- Being able to enjoy the excitement of the holiday season that Pecan Grove famously brings to the area, but not having to deal with the traffic is really great also.

## Solar Panel information:

- Tesla Solar Panels – Photovoltaic Panels with 25 year transferable warranty.
- The loan for the Solar Panels will be paid off at closing from the proceeds of the sale. No additional cost (with exception to a possible transfer fee) to the buyers for them. Reap all the reward without the burden of having to take over the loan!
- Note: This can be adjusted in lots of ways, depending on how the homeowner wants.
- We have Free Nights (9p-9a). Because no one is home during the day, and we so we can charge the cars at night and keep the AC cold. The house runs on solar and the battery from 9a-9p, until the battery gets to 20% (this can be adjusted, but it is there to have battery in case the grid goes down). The grid then powers the house once the sun is down, if the battery is 20% or less. Then, at 9p the system knows that power is free and the cars start to charge and the batteries on the house start to charge. So, we fill the batteries to 100% overnight, for free, to help run during the day. But, because we have free nights, we don't get paid for the electricity we send to the grid.
- Another option the new owners have is to export. They could pick a power plan that paid for solar export. Which means they could export power and eventually have no bill.
- A huge benefit is when the power goes out we do not need a generator. The solar with batteries keeps our house running as normal.
- During a power outage:
  - o The furnace is gas, but the gas will run during a power outage and the solar will run the heating system, so you will have heat in your home during an outage.
  - o It will run your cooling system during an outage.
- This is a Whole Home Solar and Backup System. The entire house can run on the batteries and solar. The more you run during an outage, the less time you can run. It's a 13.86kw system and with the two Powerwall 3's can run the house indefinitely, as long as, the sun comes out to recharge the batteries, and you don't run everything you possible during an outage. It is encouraged to cut back on some high running power items to keep the comfort items running longer during a prolonged outage.

## Utility bills before and after installing the Solar Panels:

### Before

| Bill Date    | Due Date     | Bill Amount |
|--------------|--------------|-------------|
| Dec 16, 2025 | Jan 2, 2026  | \$212.70    |
| Nov 13, 2025 | Dec 1, 2025  | \$205.49    |
| Oct 15, 2025 | Oct 31, 2025 | \$322.20    |
| Sep 16, 2025 | Oct 2, 2025  | \$416.76    |
| Aug 15, 2025 | Sep 2, 2025  | \$386.89    |
| Jul 17, 2025 | Aug 4, 2025  | \$361.89    |
| Jun 16, 2025 | Jul 2, 2025  | \$388.91    |
| May 16, 2025 | Jun 2, 2025  | \$239.40    |
| Apr 16, 2025 | May 2, 2025  | \$160.54    |
| Mar 19, 2025 | Apr 4, 2025  | \$145.92    |
| Feb 17, 2025 | Mar 5, 2025  | \$170.11    |
| Jan 16, 2025 | Feb 3, 2025  | \$146.24    |

### After

| Bill Date    | Due Date    | Bill Amount |
|--------------|-------------|-------------|
| Sep 17, 2026 | Oct 5, 2026 | \$90.36     |
| Aug 18, 2026 | Sep 3, 2026 | \$68.57     |
| Jul 20, 2026 | Aug 5, 2026 | \$40.87     |
| Jun 18, 2026 | Jul 6, 2026 | \$25.81     |
| May 19, 2026 | Jun 4, 2026 | \$23.53     |
| Apr 20, 2026 | May 6, 2026 | \$22.72     |
| Mar 19, 2026 | Apr 6, 2026 | \$132.37    |
| Feb 18, 2026 | Mar 6, 2026 | \$183.44    |
| Jan 20, 2026 | Feb 5, 2026 | \$198.27    |

## Inspections we had done recently:

### Foundation: 2024

I can't find any information on the foundation measurements we had, but he said that the seams on the house and any small cracks in the brick were insubstantial and usual. He did an elevation measurement with the zip level and I think the biggest elevation difference was just under 1/2". Showing no signs of settling and no need for any corrections.

### Roof: 2025

I had Fusion Roofing check the roof.

Definitely not original roof, but I think they reused the lead pipe jacks.

I wouldn't try and get a new roof since you don't need to. Very little granular loss and shingles are all sealed properly. I wouldn't try suggest getting a roof soft wash and maintenance done before solar panels. The reason why it looks black is because of the dirt and algae. Get a soft wash and it will look brand new again.

A maintenance job is nailing down any lifted flashings and caulking all exposed nail heads throughout the roof. Should do this every 3-4 years anyways.

Soft wash is usually around \$2200

Maintenance is usually around \$850

I'm thinking you meant to say you "would" suggest soft wash and maintenance?

Yes

Sorry, text doesn't say what I mean sometimes

Otherwise your roof is in good condition.