

Utility Information and Costs

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Property Address: 1592 VZCR 4203 Canton Tx 75103

of People Living in Home: 9 Adults: 2 Children: 7

Approx. Thermostat Temperature Setting in Summer: 79 Winter: 68

Month	Year	Electric	Gas	Water	Trash	Other:
January		\$300		\$ 0	\$30	
February		\$500		\$ 0	\$30	
March		\$500		\$ 0	\$30	
April		\$250			\$30	
May		\$250			\$30	
June		\$250			\$30	
July		\$310			\$30	
August		\$350			\$30	
September		\$415			\$30	
October		\$300			\$30	
November		\$250			\$30	
December		\$250			\$30	
Total				\$ 0	\$360	
Average						

What providers are used currently for the following services?

Electric Trinity Valley Electric phone # _____

Water _____ phone # _____

Sewer _____ phone # _____

Trash Dave's Sanitation phone # _____

Propane _____ phone # _____

Natural Gas _____ phone # _____

Phone Company AT & T or Frontier phone # _____

Cable/Satellite _____ phone # _____

Internet _____ phone # _____

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. Buyer to verify.

Property Features Updates and Upgrades

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Property Address: _____

Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor			
A/C Inside Coil/Furnace			
Curtains/Blinds			
Ceiling Fans/Fixtures	2015	Kitchen ceiling fan	
	2016	Bedroom ceiling fan w/remote	\$200
Countertops Pond Culvert	2016	New culvert by Pond	\$1,800
Cabinets	2016	Paint & Refaced cabinets, new drawers	\$2,000
Deck	2014	Cabin #1 - replaced stairs	\$250
Doors			
Electrical	2014	new breaker panel & wiring in laundry room	\$500
Faucets	2016	Master bathroom	
Fence			
Fireplace			
Flooring	2016	Plaster & living room	\$9,000
Garage Door/Opener			
Insulation			
Landscaping	2016	Wisteria Pergola & Raised beds	\$250
Paint	2015	Painted kitchen	\$200
Roof	2014	New Roof	\$12,000
Sinks	2016	New bathroom sinks & vanity	\$1,000
Septic System	2016	located main tank, pumped and added parts & new lids	\$3,000
Sprinkler System			
Walls			
Water Heater	2014	Added laundry room water heater	\$500
Windows			
Other: Pan Drain System water lines & laundry room	2014-2016		\$500
Other: Paint	2016	main stairs Cabin #1 porch Fences	\$300

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Additional Property Info and FAQs Answered by Seller

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Property Address: 1592 V2CR 4203 Canton, TX 75103

Is there a survey on the property? YES If yes, do you have a copy? YES

What builder built the home? unknown

How many owners has the home had? 3

For properties with acreage, how much is wooded? 2 acres Open? 15 acres

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where? NO

Is there Ag. exemption on the property? YES If so, for what activity? Hay

Are there any recorded/unrecorded easements? NO

Are there any written or oral leases (including minerals)? NO If so, what are they and with whom? _____

Is the property in a Homeowner's Association? NO If so, what are the amount and frequency of the dues? _____