

Seller's Updates and Upgrades

Address: 416 Lilly Lane

Item	Description and Date/Year
A/C Outside Condenser	Main unit Replaced 2021
Coil/Furnace	Main unit Replaced 2021
Curtains/Blinds	
Ceiling Fans/Light Fixtures	
Countertops	
Cabinets	
Deck	
Doors	
Electrical	
Faucets	
Fence	2018-NetWire
Fireplace	
Flooring	"Bonus Room" installed 2023
Garage Door/Opener	
Water Heater	Replaced 2018
Landscaping	
Paint	Exterior of House & partial interior 2021
Plumbing	
Roof	2014- Replaced (shingles)
Sinks	
Septic System	pumped 2024
Sprinkler System	
Wallpaper	Kitchen Backsplash 2022
Windows	
Other	Main pool pump 2021, motherboard/control panel of Hot Tub 2024, Motherboard of End Ac Unit Replaced 2024, Dishwasher Replaced 2020
	Microwave Replaced 2023

UTILITY BILL TRACKER

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Persons living in Home: Adults 2 Children 2

Summer Thermostat Reading: 75

Winter Thermostat Reading: 70

Month	Year	Electric	Gas	Water	Trash	Other
January	2023	359		60	30	
February		411		60	30	
March		298		60	30	
April		289		60	30	
May		323		60	30	
June		321		70	30	
July		320		70	30	
August		400		80	30	
September		402		60	30	
October		329		40	30	
November		304		60	30	
December		339		60	30	
Total						
Average						

Seller's Exclusions

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Please check any of the following items being excluded from the sale of the property:

- ☒ Smart Home devices (Ring doorbell, cameras, Smart thermostat, Smart lightbulbs, keyless entries, anything "Smart" attached): _____
- ☒ Refrigerator/Stove/other kitchen equipment Refrigerator
- ☐ Curtains/Drapes/Valances/Rods in the following rooms: _____
- ☐ Screens/Shutters/Awnings on the following windows: _____
- ☐ Window blinds or shades in the following rooms: _____
- ☐ Mirrors fixed in place in the following rooms: _____
- ☐ Ceiling Fans/Light Fixtures/Chandeliers in the following rooms: _____

<input type="checkbox"/> Satellite Equipment & controls	<input type="checkbox"/> Artificial fireplace logs
<input type="checkbox"/> Television antenna(s)	<input type="checkbox"/> Fireplace screens
<input type="checkbox"/> Mounted speakers	<input checked="" type="checkbox"/> Playground/swingset/playhouse equipment
<input checked="" type="checkbox"/> Mounted TV	<input type="checkbox"/> Basketball goal
<input checked="" type="checkbox"/> Mounted TV brackets	<input checked="" type="checkbox"/> Storage shed, shelves in storage shed
<input type="checkbox"/> Window air conditioning units	<input type="checkbox"/> Shelves/workbench in garage
<input type="checkbox"/> Water softener system	<input checked="" type="checkbox"/> Birdbaths, Birdhouses and/or Birdfeeders
<input type="checkbox"/> Entry gate openers	<input type="checkbox"/> Statues, fountains, yard art
<input type="checkbox"/> Pool equipment & maintenance accessories	<input checked="" type="checkbox"/> Other <u>lamb pens</u>
<input type="checkbox"/> Above ground pool / hot tub	
<input type="checkbox"/> Outdoor cooking equipment	

SELLER: Meghan Penny
Date: _____

SELLER: [Signature]
Date: _____

BUYER: _____
Date: _____

BUYER: _____
Date: _____