

Seller's Updates and Upgrades

Address: 2201 DOVER LANE, TYLER, TX 75703

Item	Description and Date/Year
A/C Outside Condenser	
Coil/Furnace	
Curtains/Blinds	Plantation Shutters 2022
Ceiling Fans/Light Fixtures	Porch Fan 8/24 / Undercounter kitchen lights 5/23
Countertops	
Cabinets	
Deck	Screened Porch 2022 / Pergola Added 2023, Stone Rock Work
Doors	
Electrical	Cam lights - Pergola 2023
Faucets	Kitchen faucets - 2021
Fence	Replaced Back Privacy Fence 2022
Fireplace	
Flooring	Flooring 2021 - Lawson Legends Core
Garage Door/Opener	
Water Heater	
Landscaping	Grass sodded 2022/2023 Pump 2022 - added 12,000 - landscaping + trees magnolia - 2021 - 2 trees
Paint	August 2024
Plumbing	Shower fixtures 2 baths
Roof	Replaced 7/24
Sinks	
Septic System	
Sprinkler System	Upgrade - added 6 addition heads
Wallpaper	
Windows	Replaced Insulated windows 2023
Other	Generac Whole House Generator 2022 24KW

See Attached

SELLERS UPDATES AND UPGRADES

2201 Dover Lane
Tyler, TX 75703

11/2021	CHIMNEY CLEANED AND INSPECTED
10/2021	NEW ATTIC STAIRS ADDED
12/2021	UNGRADED SECURITY SYSTEM HARDWIRED FIRE AND GAS ALARMS
2022	GENERAC 24KW WHOLE HOUSE GENERATOR INSTALLED WITH UPGRADED GAS METER
09/2022	UPGRADE MICROWAVE – WHIRLPOOL 2.2 cu ft
07/2023	NEW “BENCH SOLUTIONS” WORKBENCH ADDED IN GARAGE WITH PEG ORGANIZER
08/2023	DEDICATED CIRCUIT FOR UNDER KITCHEN CABINET WATER HEATER
11/2023	UPGRADED DISHWASHER – INSTALLED KITCHENAID
11/2023	UPGRADED FLORESCENT LIGHTING IN GARAGE TO LED
11/2023	ADDED EXTERIOR GFI PLU ON BACK PORCH, NEW PLUG IN WATERHEATER CLOSET, LAUNDRY ROOM CLOSET & HALL CLOSET AND FAULT BREAKERS FOR BEDROOMS. HAD ANY PANEL DEFICIENCIES CORRECTED.
05/2023	REPLACED ALL UNDER CABINET LIGHTING IN KITCHEN
08/2024	NEW GUTTERS AND DOWNSPOUTS

UTILITY BILL TRACKER

Address: 2201 DOVER LANE Tyler, TX 75703

Persons living in Home: Adults 2 Children

Summer Thermostat Reading: 72-73

Winter Thermostat Reading: 44

Month	Year	Electric	Gas	Water	Trash	Other ^{Sewer}
January	2024	18663	19476	←	12331	→
February		15768	10928	←	9374	→
March		13843	6463	←	13077	→
April		14477	5890	←	13823	→
May		22042	3851	←	10839	→
June		28708	3346	←	22557	→
July		34942	3346	←	180.16	→
August	2023	37590	3434	←	19322	→
September		38271	3231	←	21273	→
October		23824	3231	←	17067	→
November		16393	4380	←	14569	→
December		14505	5421	←	13077	→
Total		479026	72997	←	185325	→
Average		23252	6083	←	15144	→

Seller's Exclusions

Address: _____

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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 _____
- ☐ 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: _____

- ☐ Satellite Equipment & controls
- ☐ Television antenna(s)
- ☐ Mounted speakers
- ☒ Mounted TV *TV's only not mounts*
- ☐ Mounted TV brackets
- ☐ Window air conditioning units
- ☐ Water softener system
- ☐ Entry gate openers
- ☐ Pool equipment & maintenance accessories
- ☐ Above ground pool / hot tub
- ☐ Outdoor cooking equipment

- ☐ Artificial fireplace logs
- ☐ Fireplace screens
- ☐ Playground/swingset/playhouse equipment
- ☐ Basketball goal
- ☐ Storage shed, shelves in storage shed
- ☐ Shelves/workbench in garage
- ☒ Birdbaths, Birdhouses and/or Birdfeeders
- ☒ Statues, fountains, yard art
- ☐ Other *Outdoor front bench
Back Bench - Stone Wall Art.
Dog Statue, Wall ANGELS*

SELLER: _____

Date: _____

SELLER: _____

Date: _____

BUYER: _____

Date: _____

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Date: _____