

Seller's Updates and Upgrades

Address: 14008 FM 346 W Ballard, TX

Item	Description and Date/Year
A/C Outside Condenser	
Coil/Furnace	'24 Main Home '20 Barn
Curtains/Blinds	
Ceiling Fans/Light Fixtures	
Countertops	
Cabinets	
Deck	Re-Stained railing '25
Doors	
Electrical	
Faucets	
Fence	
Fireplace	Added outdoor Fireplace to Barn '19
Flooring	
Garage Door/Opener	
Water Heater	
Landscaping	
Paint	Re-Stained outdoor post + corbels '25
Plumbing	
Roof	
Sinks	
Septic System	Qtrly inspection Contract
Sprinkler System	
Wallpaper	
Windows	
Other	

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 _____
 - ☐ Curtains/Drapes/Valances/Rods in the following rooms: Kitchen + Master (rod + curtains) / Guest Room + Son's Rm (curtains only)
 - ☐ Screens/Shutters/Awnings on the following windows: Sunroom (curtains only)
 - ☐ Window blinds or shades in the following rooms: _____
 - ☐ Mirrors fixed in place in the following rooms: Foyer, Sunroom, Living Room, Hallways, Master Bedroom
 - ☐ Ceiling Fans/Light Fixtures/Chandeliers in the following rooms: _____
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- | | |
|--|--|
| ☐ Satellite Equipment & controls | ☐ Artificial fireplace logs |
| ☐ Television antenna(s) | ☐ Fireplace screens |
| ☐ Mounted speakers | ☐ Playground/swingset/playhouse equipment |
| ☒ Mounted TV | ☐ Basketball goal |
| ☐ Mounted TV brackets | ☐ Storage shed, shelves in storage shed |
| ☐ Window air conditioning units | ☐ Shelves/workbench in garage |
| ☐ Water softener system | ☐ Birdbaths, Birdhouses and/or Birdfeeders |
| ☐ Entry gate openers | ☐ Statues, fountains, yard art |
| ☐ Pool equipment & maintenance accessories | ☐ Other _____ |
| ☐ Above ground pool / hot tub | |
| ☐ Outdoor cooking equipment | |

SELLER: [Signature]
Date: 6/13/25

SELLER: Pamela David
Date: 6/13/25

BUYER: _____
Date: _____

BUYER: _____
Date: _____