

Seller's Updates and Upgrades

Address: 15888 Treasure Cove, Bullard, TX 75757

Item	Description and Date/Year
A/C Outside Condenser (2)	} Entire system replaced March 2023
Coil/Furnace	
Curtains/Blinds	
Ceiling Fans/Light Fixtures	Master bedroom July 2020 can lights - Kitchen, game room, FR
Countertops	
Cabinets	Wood mill cabinets next to fireplace Aug 2020
Deck	
Doors	laundry door, pantry Nov 2020
Electrical	
Faucets	
Fence	
Fireplace	new stone - Aug. 2020
Flooring	Aug. 2020 wood floor - kitchen, game room, entry, 1/2 bath
Garage Door/Opener	
Water Heater	1 new unit - 2024 (Home Depot)
Landscaping	
Paint	
Plumbing	
Roof	comp. shingle + gutters 7/10/23
Sinks	
Septic System	
Sprinkler System	
Wallpaper	
Windows	
Other	Installed Emergency water cut off under house Nov 2020
	Replaced all dock boards & boat lift (2024)

Seller's Exclusions

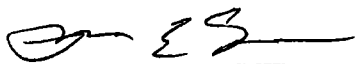
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Please check any of the following items being excluded from the sale of the property:

- Smart Home devices (Ring doorbell, cameras, Smart thermostat, Smart lightbulbs, keyless entries, anything "Smart" attached): _____
- Refrigerator/Stove/other kitchen equipment TBD
- 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 | ○ 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: _____
Date: _____

SELLER: 
Date: 7/18/25

BUYER: _____
Date: _____

BUYER: _____
Date: _____

UTILITY BILL TRACKER

Address: 15888 Treasure Cove

Persons living in Home: Adults 2 Children

Summer Thermostat Reading: 72

Winter Thermostat Reading: 70

N/A

Month	Year	Electric	Gas	Water	Trash	Other
2022 January		292	}	32	\$62 per yr	
February		318		32	}	
March		205		30	}	
April		176		36	\$62	
May		192		32	}	
June		317		30	}	
July		390		32	\$62	
August 2024		335	}	30	}	
September 2024		326		32	}	
October 2024		194		30	\$62	
November 2024		260		34	}	
December 2024		270		30	}	
Total		\$ 3275		\$ 380	\$ 248	
Average		\$ 273		32	\$ 21	