

Seller's Updates and Upgrades

Address: 3269 ACR 153 Palestine, TX. 75801

Item	Description and Date/Year
A/C Outside Condenser	Heil, approximately 4 yrs. ago by Ranger Heat & A.
Coil/Furnace	Heil, " " " " "
Curtains/Blinds	
Ceiling Fans/Light Fixtures	
Countertops	
Cabinets	
Deck	
Doors	Atrium Door in Master bedroom 7/22
Electrical	
Faucets	
Fence	
Fireplace	
Flooring	
Garage Door/Opener	
Water Heater	7/22 by Cooper Plumbing
Landscaping	
Paint	
Plumbing	
Roof	
Sinks	
Septic System	
Sprinkler System	
Wallpaper	
Windows	
Other	1-Wave Air Purifier 9/22
	Briggs & Stratton Home Standby Generator 11/24

Seller's Exclusions

Address: 3269 ACR 153 Palestine, TX. 75801

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: Dining Room

- ☒ Satellite Equipment & controls
 - ☐ Television antenna(s)
 - ☐ Mounted speakers
 - ☐ Mounted TV
 - ☐ 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 flower bulbs - some

SELLER: D. A. Ditz
Date: _____

SELLER: _____
Date: _____

BUYER: _____
Date: _____

BUYER: _____
Date: _____

UTILITY BILL TRACKER

Address: 3269 HCR 153 Palestine, Tx. 75801

Persons living in Home: Adults 2 Children 0

Summer Thermostat Reading: 74° to 76°

Winter Thermostat Reading: 69° to 74°

Nelson Propane Company

Month	Year	Electric	Gas	Water	Trash	Other
January	2025	216. ¹⁰		49. ⁴²	67. ⁴⁸	
February	2025	265. ⁷⁵		53. ⁴⁴	68. ⁴²	
March	2025	247. ⁷³		48. ⁹²	68. ²⁴	
April	2025	141. ²³		53. ⁹⁴	68. ⁰⁴	
May	2025	128. ⁹⁸		81. ⁸²	70. ⁸⁴	
June	2025			59. ⁷⁹	70. ³⁶	
July	2025	306. ⁹¹		70. ¹¹	71. ⁵⁵	
August	2025	158. ¹⁸		80. ⁰⁰	71. ⁶⁸	
September	2025	226. ⁷²		86. ⁴⁶	71. ⁶³	
October	2024	229. ⁹⁹			68. ⁰⁰	
November	2024	175. ⁹⁶		109. ¹²	68. ⁰⁰	
December	2024	10. ²⁷		48. ⁴²	67. ⁶⁸	500. ⁰⁰
Total		2,137. ⁸²		741. ⁵⁰	831. ⁹²	500. ⁰⁰
Average		178. ¹⁵		61. ⁷⁹	69. ³³	41. ⁶⁷

PROPANE TANK - Leased through Nelson Propane
\$500/ANNUALY - DUE NOV. 2025