

Seller's Updates and Upgrades

Address: 12071 Acadia Dr.

Item	Description and Date/Year
A/C Outside Condenser	
Coil/Furnace	
Curtains/Blinds	Blinds - The Blind Man 2018
Ceiling Fans/Light Fixtures	Dining area + Sun room
Countertops	
Cabinets	
Deck	
Doors	
Electrical	
Faucets	2018
Fence	2018
Fireplace	
Flooring	
Garage Door/Opener	Opener - 2024
Water Heater	
Landscaping	2022
Paint	Kitchen + master bath painted 2018
Plumbing	new toilets - 2018
Roof	2018
Sinks	2018 - Kitchen + faucet
Septic System	
Sprinkler System	
Wallpaper	
Windows	
Other	2018 - new faucets bathroom's except primary tub. 2020 - Garbage disposal

Staples

Sotheby's

INTERNATIONAL REALTY

Seller's Exclusions

Address: 12071 Acadia Dr. Tyler TX. 75703

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 Fridge
- ☐ 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: _____

BUYER: _____
Date: _____

BUYER: _____
Date: _____

UTILITY BILL TRACKER

Address: 12071 Acadie Dr.

Persons living in Home: Adults 1 Children 1

Summer Thermostat Reading: 74-76

Winter Thermostat Reading: 74-76

Month	Year	Electric	Gas	Water	Trash	Other
January	25	85	113	28	20	65-Sewer
February	25	45	172	29		" "
March	25	81	97	28		" "
April	25	91	57	30		~1
May	25	98	50	28		~1
June	25	141	34	32		~1
July	25	240	33	30		~1
August	25	300	31	38		
September	25	269	30	33		
October	24	262	31	41		
November	24	164	32	32		
December	24	88	40	39		
Total						
Average						