

Seller's Updates and Upgrades

Address: _____

Item	Description and Date/Year
A/C Outside Condenser	
Coil/Furnace	
Curtains/Blinds	
Ceiling Fans/Light Fixtures	
Countertops	
Cabinets	
Deck	
Doors	
Electrical	
Faucets	
Fence	
Fireplace	
Flooring	
Garage Door/Opener	
Water Heater	
Landscaping	every year
Paint	
Plumbing	
Roof	NEW SPRING 2025
Sinks	
Septic System	NEW IN BARN 2026 / BOTH
Sprinkler System	
Wallpaper	
Windows	
Other	

Staples

Sotheby's

INTERNATIONAL REALTY

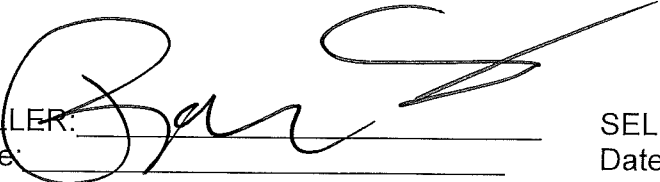
Seller's Exclusions

Address: 1209D FM 346 WEST

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): NONE
- ☐ Refrigerator/Stove/other kitchen equipment _____
- ☒ Curtains/Drapes/Valances/Rods in the following rooms: ALL
- ☐ 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 <u>except in ceilings</u> | ☐ 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: 12090 FM 346 W

Persons living in Home: Adults 2 Children 0

Summer Thermostat Reading: 71°

Winter Thermostat Reading: 68°

*ONCOR
w/ CHAMPION*

Southern Utilities

Month	Year	Electric	Gas	Water	Trash	Other
January			NA		NA	
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total						
Average						