

List of Upgrades for 15 Redhaven Pl

1. Flooring upgrades in August 2013 with approximate cost of \$12,000
 - Wood flooring upgrades were done in dining room, living room, master bedroom, study, and stairs.
 - Tile flooring upgrades were done in family room, master bathroom, guest bathroom, and two secondary bathrooms upstairs.
2. Lighting/Fixtures upgrades in 2014 with approximate cost of \$4,000
 - Upgrades were done for all ceiling fans, chandeliers, and light fixtures.
 - Upgrades were done for door knobs and new cabinet handles were installed.
3. Landscaping improvements in 2014 with approximate cost of \$3,000
 - Additional tree and ornamental shrubs were planted, including magnolia, orange navel, mandarin, pivot chinese, pivot waxleaf, myrtle wax, sago palm, mexican fan palm, pygmy date palm, guava pineapple, golden bamboo, cordyline, philodendron, ruellia katy pink, azalea, iris moreal asian jasmine.
 - Flatstone patio extension were built with grill connection
 - Water efficient sprinkler heads were installed and modifications to drip-irrigation system were done for flower beds.
4. Insulation improvements in 2014 with approximate cost of \$1,000
 - Additional fiberglass insulation rolls were installed throughout the attic.

Age of

HVAC- Downstairs Unit was installed in 2016 and Upstairs Unit was installed in 2008. (Trane)

Water Heaters- Both units were installed in 2013.

Dishwasher- A Whirlpool dishwasher was installed in 2018.

Microwave- A Whirlpool microwave was installed in 2017 with 4-year Geek Squad Protection Plan.

RE/MAX The Woodlands & Spring
SELLER'S EXCLUSION LIST

Unless otherwise specified, everything permanently attached to the property is included in the sale of the property. Please check any of the following items that will be exclusions from the sale of your property. It is important that you be specific, so add any qualifying information required.

Property Address: 15 REDHAVEN PL, SPRING TX 77381

<input type="checkbox"/>	Curtains & Rods	
<input type="checkbox"/>	Draperies & Rods	
<input type="checkbox"/>	Valances	
<input type="checkbox"/>	Blinds	
<input type="checkbox"/>	Towel Racks	
<input type="checkbox"/>	Window Shades	

<input type="checkbox"/>	Window Screens	
<input type="checkbox"/>	Shutters	
<input type="checkbox"/>	Awnings	
<input type="checkbox"/>	Mailbox	

<input type="checkbox"/>	Area Rugs	<i>EXCLUDED, BUT NEGOTIABLE</i>
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<input type="checkbox"/>	Mirrors Fixed in Place	
<input type="checkbox"/>	Decorative Mirrors	
<input type="checkbox"/>	Decorative Hardware	

<input type="checkbox"/>	Ceiling Fans	
<input type="checkbox"/>	Attic Fans	

<input type="checkbox"/>	TV Antennae	
<input type="checkbox"/>	Satellite Dish	
<input type="checkbox"/>	Built-in Speakers	

<input type="checkbox"/>	Window Air Conditioner	
<input type="checkbox"/>	Other heating or Air Conditioning Equipment	

<input type="checkbox"/>	Light Fixtures	
<input type="checkbox"/>	Plumbing Fixtures	
<input type="checkbox"/>	Water Softeners	

Seller Initials RP JY Buyer Initials _____

Refrigerator	EXCLUDED, BUT NEGOTIABLE
Washer	EXCLUDED, BUT NEGOTIABLE
Dryer	EXCLUDED, BUT NEGOTIABLE
Freezer	EXCLUDED, BUT NEGOTIABLE
Generator	
Other Large Appliances	

Use & Care Manuals for Appliances & Equipment	
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Garage Door Openers and Controls	
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Central Vacuum and Accessories	
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All Swimming Pool Equipment	
Portable Spa	

Shrubbery and Plants	
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Permanently Installed Outdoor Cooking Equipment	WEBER NATURAL GAS GRILL EXCLUDED, BUT NEGOTIABLE
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Fireplace Screens or Doors	
Gas Logs or Rocks	
Andirons	

Swing Sets	
Playground Equipment	
Basketball Goals	

Fountains	
Bird Baths	
Statues	
Lights in Yard	

Bookshelves Attached or Appearing to be Attached	
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Workbench	
Shelves in Garage or Storage Areas	EXCLUDED, BUT NEGOTIABLE

Seller Initials RP JY Buyer Initials _____

