

IMPROVEMENT LIST - 9906 EASTERWOOD TRAIL, TOMBALL

- Added driveway extension, added sidewalk from driveway to backyard and pad for shed - all concrete - 2019
- Extended patio in backyard - concrete - 2016
- Replaced roof in August, 2021
- Added 8x6 storage shed
- Replaced dishwasher, 2020
- Repainted inside of house 2019
- Professional landscaping front & backyard - plants & stones 2021
- Added 2 trees - Red Maple and Magnolia - 2016
- Replaced kitchen faucet - 2021
- Added cabinets above washer & dryer - matched cabinets in kitchen & shelf
- Added cabinet above toilet in master bath - matched cabinets in bathroom
- Added cabinet above toilet in secondary bath - matched cabinets in bathroom
- Replaced light fixture in dining room and breakfast room 2017
- Added 3 pendant lights above serving bar in kitchen 2017
- Added 4 recessed cans to family room ceiling
- Replaced pedestal sink in ½ bath with new vanity in 2019 & replaced mirror above vanity
- Added gas logs & fireplace doors to fireplace in 2016
- Added glass storm door to backdoor that goes out to backyard
- Added doors in garage to water heater closet
- Added fixed shelving in garage that will stay with house
- Purchased children's playset in backyard and it will stay with house

SELLER EXCLUSION LIST - 9906 Easterwood Trail, Tomball, TX 77375

The following items and/or appliances will be removed by the Seller prior to closing and are EXCLUDED from the sale of the property:

- Refrigerator in Kitchen and Garage
- Washer & Dryer in Laundry Room
- Two Blue Ceramic Plant Pots on either side of driveway
- All TV's including mounts (except mount on patio stays)
- Safe in closet
- Towel basket in upstairs bathroom above toilet
- Curtain in Boy's Bedroom - rod stays
- Two mirrors on dining room wall
- Valance in master bath above tub

DocuSigned by:
Seller: Ryan P. Hall
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DocuSigned by:
Seller: [Signature]
9B6ADB317CB9473...

Buyer: _____

Buyer: _____

Date: _____

Date: _____



NON-REALTY ITEMS ADDENDUM

TO CONTRACT CONCERNING THE PROPERTY AT

9906 Easterwood Trl, Tomball, TX 77375-1431

(Address of Property)

A. For an additional sum of \$ _____ and other and good valuable consideration, Seller shall convey to Buyer at closing the following personal property (specify each item carefully, include description, model numbers, serial numbers, location, and other information):

Children's playground swing/slide set in backyard

Plastic shed in backyard

Multiple horizontal lines for listing additional property items.

B. Seller represents and warrants that Seller owns the personal property described in Paragraph A free and clear of all encumbrances.

C. Seller does not warrant or guarantee the condition or future performance of the personal property conveyed by this document.

Handwritten signature of Ryan P. Hall

Buyer

Seller

Ryan P. Hall

Buyer

Seller

Ashley H. Hall

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)