

Sellers Exclusion List

Property Address: 19517 County Rd 1332 Flint Tx

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): Ring Flood light + Door Bell stay
- Refrigerator/Stove/other kitchen equipment Refrigerator Available for purchase
- 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: _____

- | | |
|--|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Mailboxes and/or Mailbox Keys <input type="checkbox"/> Door keys <input type="checkbox"/> Satellite Equipment & controls <input type="checkbox"/> Television antenna(s) <input type="checkbox"/> Built-in or mounted speakers <input type="checkbox"/> Mounted TV <input checked="" type="checkbox"/> Mounted TV brackets } <u>Available for purchase</u> <input type="checkbox"/> Window air conditioning units <input type="checkbox"/> A/C or heating units <input type="checkbox"/> Attic fan(s) <input type="checkbox"/> Built in security system <input type="checkbox"/> Built in fire detection unit <input type="checkbox"/> Smoke alarms <input type="checkbox"/> Wiring <input type="checkbox"/> Plumbing fixtures <input type="checkbox"/> Water softener system <input type="checkbox"/> Built-in or attached microwave <input type="checkbox"/> Built-in or attached coffee pots <input type="checkbox"/> Built-in or attached toaster ovens <input type="checkbox"/> Built-in or attached pot racks <input type="checkbox"/> Garage door openers or controls | <ul style="list-style-type: none"> <input type="checkbox"/> Entry gate openers <input type="checkbox"/> Built-in vacuum attachments <input type="checkbox"/> Built-in cleaning equipment <input type="checkbox"/> Swimming pool equipment <input type="checkbox"/> Pool equipment & maintenance accessories <input type="checkbox"/> Above ground pool / hot tub <input type="checkbox"/> Permanent installed outdoor grill <input type="checkbox"/> Outdoor cooking equipment <input type="checkbox"/> Artificial fireplace logs <input type="checkbox"/> Fireplace screens <input type="checkbox"/> Playground/swingset/playhouse equipment <input type="checkbox"/> Basketball goal <input type="checkbox"/> Storage shed, shelves in storage shed <input type="checkbox"/> Shelves/workbench in garage <input type="checkbox"/> Birdbaths, Birdhouses and/or Birdfeeders <input type="checkbox"/> Fish pond and/or fish in pond <input type="checkbox"/> Statues, fountains, yard art <input type="checkbox"/> Yard lights / landscape lighting <input type="checkbox"/> Flag pole <input type="checkbox"/> Shrubs and/or landscaping <input checked="" type="checkbox"/> Other <u>Water Fountain</u> |
|--|--|

w/d Available for purchase

SELLER: Douglas Murray
 Date: 5-2-22

SELLER: _____
 Date: _____

BUYER: _____
 Date: _____

BUYER: _____
 Date: _____

Seller's Updates and Upgrades

Address: 19517 County Rd 1332 Flint Tx

| Item | Description and Date/Year |
|-----------------------------|---|
| A/C Outside Condenser | Replaced Downstairs 2020 Upstairs 2019 |
| Coil/Furnace | Replaced all-the guts 2010 |
| Curtains/Blinds | 2" faux wood Blinds 2016 |
| Ceiling Fans/Light Fixtures | Bathroom light fixtures 2019 Ceiling Fans 2019, Back porch fans - 2020, Kitchen + Dining fixtures 2020 |
| Countertops | Granite 2010 |
| Cabinets | Painted 2019 |
| Deck | — |
| Doors | New back French doors Feb 2022 |
| Electrical | — |
| Faucets | Kitchen, + laundry 2012, Bathrooms, 2018 |
| Fence | New 2013 |
| Fireplace + chimney | Cleaned 2021 |
| Flooring | Downstairs luxury Vinyl Plank 2019 office + upstairs ^{carpet} 2019 |
| Garage Door/Opener | Garage Door 4-20-2022 Opener 3-2022 |
| Water Heater | Tankless 3-2022 |
| Landscaping | Completely Redone 2016 |
| Paint | Whole house 2019 |
| Plumbing | — |
| Roof | Replaced 4-20-22 |
| Sinks | — |
| Septic System Aerobic | Pump Replaced 2020 |
| Sprinkler System | Control Board 2021- |
| Wallpaper | — |
| Windows | — |
| Other Gutters | Replaced 4-20-22 |
| Pool Filter System | Installed new Cartridge System June 2021 |
| Automatic Chlorinator | Installed 2019 |

Thermostats - Replaced Upstairs + Downstairs 2018
 Parris Pool Motor - Replaced 6-2021 / Master Shower Door New - 2021

UTILITY BILL TRACKER

Address: 19517 County Rd 1332 (Thornhill Dr) Flint

Persons living in Home: Adults 2 Children

Summer Thermostat Reading: Daytime 75 Evening 70

Winter Thermostat Reading: Daytime 70 Evening 66

| Month | Year | Electric | Gas | Water | Trash | Alarm Other |
|-----------|------|--------------------|-------------------|--------------------|-------------------|-------------------|
| January | 2021 | 134 ⁻ | 120 ⁻ | 36 ⁰⁰ - | 30 ⁰⁰ | 37 ⁻ |
| February | " | 146 ⁻ | 115 ⁻ | 34 ⁻ | 30 ⁰⁰ | " |
| March | " | 179 ⁻ | 194 ⁻ | 49 ⁻ | 30 ⁰⁰ | " |
| April | " | 132 ⁻ | 62 ⁻ | 163 ⁻ | 30 ⁰⁰ | " |
| May | " | 299 ⁻ | 34 ⁻ | 22 ⁻ | 30 ⁻ | " |
| June | " | 388 ⁻ | 37 ⁻ | 183 ⁻ | 30 ⁰⁰ | " |
| July | " | 354 ⁻ | 35 ⁻ | 183 ⁻ | 30 ⁻ | " |
| August | " | 349 ⁻ | 30 ⁻ | 140 ⁻ | 30 ⁻ | " |
| September | " | 291 ⁻ | 33 ⁻ | 178 ⁻ | 30 ⁻ | " |
| October | " | 172 ⁻ | 32 ⁻ | 58 ⁻ | 30 ⁻ | " |
| November | " | 147 ⁻ | 43 | 36 ⁻ | 30 ⁻ | " |
| December | " | 165 ⁻ | 66 ⁻ | 44 ⁻ | 30 ⁻ | " |
| Total | " | 2736 ⁰⁰ | 801 ⁰⁰ | 1126 ⁻ | 360 ⁰⁰ | 444 ⁰⁰ |
| Average | " | 228 ⁻ | 66 ⁷⁵ | 94 ⁻ | 30 ⁻ | 37 ⁰⁰ |