

Seller's Exclusions

ADDRESS: 19322 English Pine Court, Tomball, TX 77375

Please check or circle any of the following items that you will be excluding from the sale of your property

- Curtains and rods, draperies and rods, valances, blinds or window shades
- Window screens, shutters, awnings, mailbox
- Wall to wall carpeting, area rugs
- Mirrors fixed in place, decorative mirrors in bathrooms (mirrors on walls-- except bathrooms)
- Ceiling fans, attic fans
- TV antennae, satellite dish system with controls, built in speakers
- Built in security, fire equipment (RING System)
- Lighting, plumbing fixtures, water softener
- Built in kitchen equipment including built in coffee pots, toaster ovens, Microwaves, pot racks, (Refridgerator)
- Garage door openers and controls
- Built in cleaning equipment
- All swimming pool equipment, portable spa
- Permanently installed outdoor cooking equipment
- Fireplace screens/gas logs or rocks
- Swing set, playground equipment
- Fountains, bird baths, statues, lights, pots, and decorative pieces in the yard (Backyard Chairs & Fire pit)
- Bookshelves attached or appearing to be attached to walls
- Workbench or shelves in garage or storage areas
- Phone system and individual phones to system
- Furniture appearing to be built in
- ALARM: Is your security system leased or owned? (RING DOOR BELL & CAMERA)

OTHER:

All wood working equipment on the walls in the garage (except extra lights and extra outlets)

Seller: 

Date 2022-07-18

Seller: 

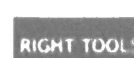
Date 07/18/2022

Buyer: _____

Date _____

Buyer: _____

Date _____



Susan Beirne, M.S
Realtor Associate

Utility Information

Address: 19322 English Pine Court, Tomball, TX 77375

Utility Company	12 month average
Electric: Currently, TriEagle Energy	Winter <\$50 a month. Summer ~\$100 a month
Gas: Centerpoint Energy	\$20-\$40
Water: MUD #68	\$80
Other:	

Cosmetic Updates

Item	Date	Scope of Project
Steel Fence	2019	Replaced builder's rusted fence with more durable galvanized powder coated fence
Sprinkler System	2018	Installed whole yard sprinkler system
Dining room light fixture	2015	Installed handmade wooden beam and Edison bulb light fixture
MICROWAVE	2016	Replaced original microwave
Granite Countertops	2012	Paid for builder to upgrade to granite countertops in kitchen
Tile Throughout the house	2012	Paid for builder to upgrade to tile in living room, kitchen, dining room, and bathroom
Wood Floor in Master Bedroom	2012	Paid for builder to upgrade to wood floors in master bedroom
Separate shower and tub in Master Bedroom	2012	Paid for builder to upgrade to separate shower and bathtub in master bathroom
Gas Fireplace	2012	Paid for builder to add gas fireplace
Back Patio Slab	2012	Paid for builder to add back patio slab
Stainless Steel Appliances	2012	Paid for builder to upgrade to stainless steel appliances
Arches on doorways	2012	Paid for builder to upgrade doorway arches

My Top 10 Favorite Things About this Home

- 1.** Open Floor Plan
- 2.** Backyard area- open to green belt to watch sunsets and fireworks!!!
- 3.** Kids in the neighborhood
- 4.** Easy clean-up tile throughout most of the house
- 5.** Master Bedroom windows overlooking the backyard- great to watch fireworks on holidays!
- 6.** Gas fireplace
- 7.** Big living room
- 8.** Location- Easy access to Grand Parkway and tons of restaurants and stores
- 9.** Tucked in on cul-de-sac (back of a neighborhood, so minimal traffic)
- 10.** Master bathroom- separate shower and large bathtub