

Seller's Updates and Upgrades

Address: 5546 NATHAN Dr. Chandler TX 75758

Item	Description and Date/Year
A/C Outside Condenser	
Coil/Furnace	
Curtains/Blinds	Remote control Family Room, Kitchen & Master Bath
Ceiling Fans/Light Fixtures	
Countertops	
Cabinets	
Deck	
Doors	
Electrical	
Faucets	
Fence	
Fireplace	Remote control - gas
Flooring	Wood Master Bedroom
Garage Door/Opener	
Water Heater	
Landscaping	Added tree & any plants died in freeze 6/23 Touch Up
Paint	
Plumbing	
Roof	2020 / Sept
Sinks	
Septic System	
Sprinkler System	
Wallpaper	
Windows	
Other: Retaining Wall	stabilized, driven to 14' with deadman moved back further in front yard & foamed.

Microwave replaced Jan. 2023
 HOA \$1550/YR \$129¹⁷/MO

UTILITY BILL TRACKER

Address: 5546 Nathan

Persons living in Home: Adults 2 Children _____

Summer Thermostat Reading: 68°-72°

Winter Thermostat Reading: 68°-72°

Propane Gas
Electric Year

Month	Year	Electric	Gas	Water	Trash	Other
2023 January	231 ⁰⁰	2023	}	56 ⁰⁶	21 ⁰³	
February	211 ⁰⁰	2023		51 ⁰⁰	21 ⁰³	
March	144 ⁰⁰	2023		53 ⁰⁰	21 ⁰³	
April	151 ⁰⁰	2023		65 ⁰⁰	21 ⁰³	
May	133 ⁰⁰	2023		56 ⁰⁰	21 ⁰³	
2022 June	139 ⁰⁰	2022		49 ⁰⁰	21 ⁰³	
July	257 ⁰⁰	2022		54 ⁰⁰	21 ⁰³	
August	243 ⁰⁰	2022		52 ⁰⁰	21 ⁰³	
September	262 ⁰⁰	2022		55 ⁰⁰	21 ⁰³	
October	191 ⁰⁰	2022		52 ⁰⁰	21 ⁰³	
November	128 ⁰⁰	2022		48 ⁰⁰	21 ⁰³	
December	129 ⁰⁰	2022		525 ⁰⁰	55 ⁰⁰	21 ⁰³
Total	2219		525 ⁰⁰	646 ⁰⁰	252 ³⁶	
Average	185 ⁰⁰		44 ⁰⁰	59 ⁰⁰	21 ⁰³	

Propane Gas 12/2020 \$298⁵⁵

Sellers Exclusion List

Property Address: 5546 Nathan Dr.

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): _____
- Refrigerator/Stove/other kitchen equipment Laundry Room Refrigerator only
- 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: _____

<input type="checkbox"/> Mailboxes and/or Mailbox Keys	<input type="checkbox"/> Entry gate openers
<input type="checkbox"/> Door keys	<input type="checkbox"/> Built-in vacuum attachments
<input type="checkbox"/> Satellite Equipment & controls	<input type="checkbox"/> Built-in cleaning equipment
<input type="checkbox"/> Television antenna(s)	<input type="checkbox"/> Swimming pool equipment
<input type="checkbox"/> Built-in or mounted speakers	<input type="checkbox"/> Pool equipment & maintenance accessories
<input type="checkbox"/> Mounted TV	<input type="checkbox"/> Above ground pool / hot tub
<input type="checkbox"/> Mounted TV brackets	<input type="checkbox"/> Permanent installed outdoor grill
<input type="checkbox"/> Window air conditioning units	<input type="checkbox"/> Outdoor cooking equipment
<input type="checkbox"/> A/C or heating units	<input type="checkbox"/> Artificial fireplace logs
<input type="checkbox"/> Attic fan(s)	<input type="checkbox"/> Fireplace screens
<input type="checkbox"/> Built in security system	<input type="checkbox"/> Playground/swingset/playhouse equipment
<input type="checkbox"/> Built in fire detection unit	<input type="checkbox"/> Basketball goal
<input type="checkbox"/> Smoke alarms	<input type="checkbox"/> Storage shed, shelves in storage shed
<input type="checkbox"/> Wiring	<input type="checkbox"/> Shelves/workbench in garage
<input type="checkbox"/> Plumbing fixtures	<input type="checkbox"/> Birdbaths, Birdhouses and/or Birdfeeders
<input type="checkbox"/> Water softener system	<input type="checkbox"/> Fish pond and/or fish in pond
<input type="checkbox"/> Built-in or attached microwave	<input type="checkbox"/> Statues, fountains, yard art
<input type="checkbox"/> Built-in or attached coffee pots	<input type="checkbox"/> Yard lights / landscape lighting
<input type="checkbox"/> Built-in or attached toaster ovens	<input type="checkbox"/> Flag pole
<input type="checkbox"/> Built-in or attached pot racks	<input type="checkbox"/> Shrubs and/or landscaping
<input type="checkbox"/> Garage door openers or controls	<input type="checkbox"/> Other _____

SELLER: Josh M. Robertson
Date: 6/4/23

SELLER: Nancy G. Robertson
Date: 6/4/2023

BUYER: _____
Date: _____

BUYER: _____
Date: _____