

# Seller's Updates and Upgrades

Address: 2960 CR 3707, BULLARD, TX 75757

Item	Description and Date/Year
A/C Outside Condenser	BI-YEARLY MAINTENANCE CONTRACT - NO UPGRADES
Coil/Furnace	NA
Curtains/Blinds	PLANTATION SHUTTERS, AUTOMATIC BLINDS
Ceiling Fans/Light Fixtures	ALL LED LIGHTING DESIGNER CEILING FANS
Countertops	QUARTZITE + GRANITE THROUGHOUT HOME
Cabinets	ALL SOFT CLOSE DRAWERS, CUSTOM PULL-OUTS, ALL CLOSETS W/ BUILT-INS
Deck	NA
Doors	SOLID CORE INTERIOR - FRENCH FRONT + BACK, CUSTOM BARN DOORS
Electrical	WHOLE HOME BACK-UP GENERATOR
Faucets	
Fence	ENTIRE PERIMETER FENCED WITH FIELD FENCE + CROSS FENCING
Fireplace	TWO FIREPLACES - WOOD BURNING WITH GAS STARTERS
Flooring	ALL WOOD + TILE THROUGHOUT - TWO UPSTAIRS ROOMS CARPET
Garage Door/Opener	
Water Heater	TANKLESS - RECIRCULATING - NEW IN 2022
Landscaping	FULL LANDSCAPED AROUND HOUSE, <del>SEVERAL</del> MATURE JAPANESE MAPLES SURROUNDING
Paint	FRONT OF HOME REPAINTED IN 2022
Plumbing	NEW 2023 DEEP WATER WELL WITH GREAT WATER! \$50,000 CLEAN
Roof	
Sinks	
Septic System	
Sprinkler System	
Wallpaper	
Windows	
Other	

# Seller's Exclusions

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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): NA
- Refrigerator/Stove/other kitchen equipment SMALL BARN REFRIGERATOR
- Curtains/Drapes/Valances/Rods in the following rooms: \_\_\_\_\_
- Screens/Shutters/Awnings on the following windows: \_\_\_\_\_
- Window blinds or shades in the following rooms: NA
- Mirrors fixed in place in the following rooms: NA
- Ceiling Fans/Light Fixtures/Chandeliers in the following rooms: CHANDELIER - UPSTAIRS GIRL ROOM
  
- Satellite Equipment & controls
- Television antenna(s)
- Mounted speakers
- Mounted TV (LIVING ROOMS)
- Mounted TV brackets
- Window air conditioning units
- Water softener system
- Entry gate openers
- Pool equipment & maintenance accessories
- Above ground pool / hot tub
- Outdoor cooking equipment
  
- Artificial fireplace logs
- Fireplace screens
- Playground/swingset/playhouse equipment
- Basketball goal
- Storage shed, shelves in storage shed
- Shelves/workbench in garage
- Birdbaths, Birdhouses and/or Birdfeeders
- Statues, fountains, yard art
- Other \_\_\_\_\_

SELLER: *Mark E. Smith*  
Date: 1/21/2024

SELLER: *Janell S Smith*  
Date: \_\_\_\_\_

BUYER: \_\_\_\_\_  
Date: \_\_\_\_\_

BUYER: \_\_\_\_\_  
Date: \_\_\_\_\_