

# Seller's Updates and Upgrades

Address: 417 E. Neches St. Palestine Tx 75801

Item	Description and Date/Year
A/C Outside Condenser	"Artic Air" has Yrly Maintain Contract
Coil/Furnace	
Curtains/Blinds	Yes 2020-2022 (All Bedrooms, Kit, Dining)
Ceiling Fans/Light Fixtures	Yes Prior to Purchase 2020
Countertops	" " "
Cabinets	Original 1924?
Deck	Yes Prior to 2020
Doors	Original to house
Electrical	Update Remodel prior to 2020 purchase
Faucets	" "
Fence	Installed 2021
Fireplace	Original
Flooring	Original
Garage Door/Opener	N/A
Water Heater	NOT Sure
Landscaping	
Paint	2020
Plumbing	2020 & Upstairs 2023
Roof	2020
Sinks	2020 + 2023
Septic System	NA
Sprinkler System	NA
Wallpaper	NA
Windows	Original to House
Other	
Attic	-Was Sheetrocked When purchased in 2020 We
Update A/C Vents, Added Mini Split, finished Bed/Bathroom, Coffee Bar sink & Storage closets / <u>Built in Beds</u> (MATTRESSES To Remain New)	

# UTILITY BILL TRACKER

Address: 417 E NECHES ST PALESTINE TEXAS 75801

Persons living in Home: Adults 2 Children 0

Summer Thermostat Reading: 76

Winter Thermostat Reading: 69

Month	Year	Electric	Gas	Water	Trash	Other
January	2024	243.71		67.87	Included	
February	2024	202.18		67.87	(With City Sewer/Water + garbage)	
March	2024	128.87		67.87		
April	2023	208.21		48.71		
May	2023	218.15		62.03		
June	2023	239.04		65.18		
July	2023	357.69		71.63		
August	2023	213.69		78.32		
September	2023	240.59		85.01		
October	2023	334.50		78.32		
November	2023	214.86		74.60		
December	2023	192.16		67.87		
Total		2793.45		835.24		
Average		(232.75)	69.60			

# Seller's Exclusions

Address: 417 E. Neckes

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): Battery Back/Front
- Refrigerator/Stove/other kitchen equipment <sup>Microwave</sup> SAMSUNG Ref, Stove, MICROW, Dishwasher
- Curtains/Drapes/Valances/Rods in the following rooms: ALL TO STAY
- Screens/Shutters/Awnings on the following windows: Porch Awning - STAY
- Window blinds or shades in the following rooms: ALL TO STAY BR, DINING, KITCHEN
- Mirrors fixed in place in the following rooms: BATH ROOMS
- Ceiling Fans/Light Fixtures/Chandeliers in the following rooms: BR, BATH, KIT, LIV, UT. 1  
BUILT IN BUNK BEDS UPSTAIRS - NEW QUEEN MATTRESS - STAY
- Satellite Equipment & controls
- Television antenna(s)
- Mounted speakers
- Mounted TV
- 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 WASHER / DRYER TO STAY

SELLER: Lamp  
Date: 3-8-24

SELLER: Jammi Flowers  
Date: 3-8-24

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

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