

Seller's Updates and Upgrades

Address: 5581 Nancy Circle, Chandler, TX 75758

Item	Description and Date/Year
Automation - Home	Creston - Audio - Climate - Lighting - Alarm/Security 2013
Coil/Furnace	
Curtains/Blinds on Patio	Automated 2015
Ceiling Fans/Light Fixtures	"Big Ass" Ceiling Fan 8' in Great Room 2013
Countertops	
Cabinets	
Deck - Dock	Garapa Brazilian Hardwood 2013
Doors - Interior	Solid Core 2013
Electrical - Back Up Gen.	Generac 36 KVA Whole House with 1500 gal Propane 2013
Faucets	
Fence	6' metal with 3 Gates (locking) around sides + back 2013
Fireplace	
Flooring	Hickory - Variable Widths - Family, Entry, Dining, Hall 2013
Garage Door/Opener	
Water Heater	Noritz Tankless 2019
Landscaping	4 - Lyman Whitaker Copper Wind Sculptures 2016
Paint	
Plumbing	Aguasana Whole House Water Filtration 2021
Roof	GAF Armorshield II Timberline Shingle 2018
Sinks	
Septic System	
Sprinkler System	
Wallpaper Vacuum	Vacu Flo Central Whole House System 2013
Windows	
Other	One Touch Electric Ladder (Garage to Attic) 2016
	Versa Lift (250 lb. Capacity) (Garage to Attic) 2016
	"Full Swing" Golf Simulator 2013
	Bug misting system (House + Dock) Provided By molemaster 2013

UTILITY BILL TRACKER

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Persons living in Home: Adults 2 Children _____

Summer Thermostat Reading: 77 average 71 night

Winter Thermostat Reading: 75 average 69 night

MSTRG Sts / House / DOCK

Month	Year	Electric	Gas	Water	Trash	Other
January	2024	214.	762.	64	24.	
February	2024	228.		62.	24.	
March	2024	185.	440.		24	
April	2023	282.		57.	21	Start up. 684.
May	2023	257		61	21	120.
June	2023	370.	Yrly. Tank Rent 213.	65	24	517.
July	2023	455 ^{AC}		63.	24	48.
August	2023	580. ^{AC}		144.	24	
September	2023	610 ^{AC}		63	24	677.
October	2023	432. ^{AC}		63	24	
November	2023	281.	680.	64	24.	Shut Down 70.
December	2023	178.		62.	24	
Total		4072.	\$2,095.	768	282.	2,116.
Average		\$340.	\$524. ^{over 4 mo.}	\$70.	\$24.	\$265. ^{over 8 months}

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): _____
- Refrigerator/Stove/other kitchen equipment _____
- 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: Master Bed, Dining Rm, 2 Bedrooms + Hall Downstairs
- Ceiling Fans/Light Fixtures/Chandeliers in the following rooms: _____

DirectTV requires return of
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 - Green Egg
John Deere & Ego Mowers, wagon
and lawn spreaders (In shed)
TV in Master Armour

Artificial fireplace logs

Fireplace screens

Playground/swingset/playhouse equipment

Basketball goal

Storage shed, shelves in storage shed

Shelves/^{wood}workbench in garage
_{metal + wire racks}

Birdbaths, Birdhouses and/or Birdfeeders

Statues, fountains, yard art

Other Chimney Box (Back Patio)
Dorm Refrigerator stand in Dock
Stainless steel Table in Dock
Humidor under Bar
Wire Racks in storage Rm. Downstairs
Gray Cabinet in storage Rm. Downstairs

SELLER: Jim W. Johnson

Date: 3/18/24

SELLER: Norma C. Johnson

Date: 3-18-24

BUYER: _____

Date: _____

BUYER: _____

Date: _____