

# Seller's Updates and Upgrades

Address: 10125 CR 401

Item	Description and Date/Year
A/C Outside Condenser	1-2 ton - 16 seer and 1-3.5 ton - 16 seer 2021
Coil/Furnace	
Curtains/Blinds	The Blind Place - Roller shades w/ cassette
Ceiling Fans/Light Fixtures	2 Estate Patio 52in - 2 rooms 1 52in LED ceiling fan - master bed 2 52in Minka Air w/LED - 2 bedrooms
Countertops	Quartzite from Granite Division
Cabinets	Palacios Custom Cabinets
<del>Deck</del> Porch	Fixed in place screen porch + tile flooring
Doors	Sierra Pacific front door
Electrical	
Faucets	Coburn's
Fence	metal white fence
Fireplace	Isokerns 2021
Flooring	Vinyl wood
Garage Door/Opener	Commercial grade metal + glass garage door + Diamond
Water Heater	on demand metal wainscot + floor plastic seal
Landscaping	Breedlove epoxy
Paint	
Plumbing	
Roof	standing seam over dormer windows + upgrade shingles
Sinks	Urban Vessel Carrara Marble - Powdered bath + apron sink Kitchen
Septic System	All Star Septic Service Scott McKeethan 2021 Aerobic system St. Lily
Sprinkler System	Breedlove Irrigation - Kyle 2021
Wallpaper	N/A
Windows	Sierra Pacific - Vinyl 8000 Designers
Other	stone stone fireplace in + outside stone chimney
	Alarm East TX Alarm 2021
	Walls ship lap - living, kitchen, dining, strip well, bedrooms
	Roof standing seam roof over dormer windows
	Insulation Foam

# Seller's Exclusions

Address: 10125 CR 4101

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: \_\_\_\_\_
  - Ceiling Fans/Light Fixtures/Chandeliers in the following rooms: dining room chandelier
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|---|---|
| <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Satellite Equipment &amp; controls</li><li><input type="checkbox"/> Television antenna(s)</li><li><input type="checkbox"/> Mounted speakers</li><li><input checked="" type="checkbox"/> Mounted TV</li><li><input type="checkbox"/> Mounted TV brackets</li><li><input type="checkbox"/> Window air conditioning units</li><li><input type="checkbox"/> Water softener system</li><li><input type="checkbox"/> Entry gate openers</li><li><input type="checkbox"/> Pool equipment &amp; maintenance accessories</li><li><input type="checkbox"/> Above ground pool / hot tub</li><li><input type="checkbox"/> Outdoor cooking equipment</li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> Artificial fireplace logs</li><li><input type="checkbox"/> Fireplace screens</li><li><input type="checkbox"/> Playground/swingset/playhouse equipment</li><li><input type="checkbox"/> Basketball goal</li><li><input type="checkbox"/> Storage shed, shelves in storage shed</li><li><input type="checkbox"/> Shelves/workbench in garage</li><li><input type="checkbox"/> Birdbaths, Birdhouses and/or Birdfeeders</li><li><input type="checkbox"/> Statues, fountains, yard art</li><li><input type="checkbox"/> Other <u>furniture items</u></li></ul> |
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SELLER: Paul & Susan  
Date: 5/2/24

SELLER: \_\_\_\_\_  
Date: \_\_\_\_\_

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

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