

# Seller's Updates and Upgrades

Address: 3260 CR 3707, Bullard, TX 75757

| Item                            | Description and Date/Year                       |
|---------------------------------|---|
| A/C Outside Condenser           | Soft Start installed 2023                       |
| Coil/Furnace                    |   |
| Curtains/Blinds                 | 2016  |
| Ceiling Fans/Light Fixtures     |   |
| Countertops                     |   |
| Cabinets                        |   |
| Deck                            |   |
| Doors                           |   |
| Electrical                      |   |
| Faucets                         |   |
| Fence                           | 2024  |
| Fireplace                       |   |
| Flooring                        |   |
| Garage Door/Opener              |   |
| Water Heater                    |   |
| Landscaping                     | 2017-2024 Flowerbeds, raised garden beds        |
| Paint                           |   |
| Plumbing                        | 2017 Microfiber filtration and reverse osmosis  |
| Roof                            |   |
| Sinks                           |   |
| Septic System                   | pumped 2023; monthly service contract Ridgley's |
| Sprinkler System                |   |
| Wallpaper                       |   |
| Windows                         |   |
| Other Solar Panels              | 2018  |
| Gravel Driveway                 | 2018  |
| Property Line Cleared & mulched | 2024  |

Shed 12x16

Well

2017

## UTILITY BILL TRACKER

Address: 3260 CR 3707, Bullard, TX 75751

Persons living in Home: Adults 2 Children 2

Summer Thermostat Reading: 72-74

Winter Thermostat Reading: 68-70

| Month     | Year | Electric | Gas | Water | Trash | Other             |
|-----------|------|----------|-----|-------|-------|-------------------|
| January   | 2024 | 56.51    |     | 0     | 40.22 | PROPANE           |
| February  | 2024 | 118.84   |     | 0     | 40.22 |                   |
| March     | 2024 | 114.82   |     | 0     | 40.22 |                   |
| April     | 2024 | 43.97    |     | 0     | 40.22 |                   |
| May       | 2024 | 44.04    |     | 0     | 40.22 |                   |
| June      | 2023 | 44.84    |     | 0     | 36.66 |                   |
| July      | 2023 | 67.67    |     | 0     | 36.66 |                   |
| August    | 2023 | 186.66   |     | 0     | 36.66 |                   |
| September | 2023 | 241.75   |     | 0     | 36.66 |                   |
| October   | 2023 | 176.63   |     | 0     | 36.66 |                   |
| November  | 2023 | 95.62    |     | 0     | 36.66 |                   |
| December  | 2023 | 53.31    |     | 0     | 36.66 |                   |
| Total     |      |          |     |       |       | \$900-\$1200/year |
| Average   |      |          |     |       |       |                   |

- Propane tank filled twice a year = \$900-\$1200.00/yr.
- Water well drilled 2017 - included filtration system and reverse osmosis
- Solar Panels installed 2018

# Seller's Exclusions

Address: 3260 CR 3707, Bulard, TX 75757

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): n/a
- Refrigerator/Stove/other kitchen equipment Refrigerator, Washer & Dryer, Safe
- Curtains/Drapes/Valances/Rods in the following rooms: n/a
- Screens/Shutters/Awnings on the following windows: n/a
- Window blinds or shades in the following rooms: n/a
- Mirrors fixed in place in the following rooms: n/a
- Ceiling Fans/Light Fixtures/Chandeliers in the following rooms: n/a
  
- 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 Wood Rack / Firewood

SELLER: Spencer Peart  
Date: 06-03-24

SELLER: Kimberly Peart  
Date: 06/03/24

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

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