

Seller's Updates and Upgrades

Address: 11411 Cedar Glen Flint, TX

Item	Description and Date/Year	
A/C Outside Condenser	New thermostat in master bedroom 8/22	
Coil/Furnace	1/23	Attic Unit Replaced w/new unit west end January '23
Curtains/Blinds	5/22	All new blinds throughout/Plantation shutters in master
Ceiling Fans/Light Fixtures	5/22	New ceiling fans, fixtures, new LED lighting throughout
Countertops	5/22	New granite in kitchen
Cabinets	5/22	Formal dining converted to office - new shelving/desk
Deck		
Doors	5/22	New door from sunroom to master/new exterior door
Electrical	5/22	New plugs in kitchen bar
Faucets		
Fence	7/23	New privacy-back fence line/new gates on west side
Fireplace	1/23	New custom screen for gas fireplace
Flooring	5/22	Wood Flooring throughout sanded & refinished
Garage Door/Opener		
Water Heater		
Landscaping	6/22 & 5/23	Front beds completely rebone/3 in back redone
Paint	5/22	All new paint inside & outside/w/ SW Duration
Plumbing	6/22	3 New commodes/New kitchen faucet
Roof		new showerhead master
Sinks		
Septic System	Other	Several trees removed 6/23
Sprinkler System		
Wallpaper		
Windows/Mirrors	6/22	New frames on bathroom mirrors
Other	5/23	Drainage improvement west side - new pipe/sed - catch basins, hooked up pool backwash pipe to 6" draining to ditch in front
		New Zoyaia sed front yard

UTILITY BILL TRACKER

Address: 11411 Cedar Glen Flint, TX 75762

Persons living in Home: Adults 2 Children 0

Summer Thermostat Reading: 68° F night 75° F day

Winter Thermostat Reading: ~ 70° F

Month	Year	Electric	Gas	Water	Trash	Other
January	2023	212	215	38 31	28	65
February	2023	212	186	38 31	31	65
March	2023	181	76	34 31	31	65
April	2023	206	50	33 31	31	65
May	2023	206	46	118 31	31	65
June	2023	305	40	132 31	31	65
July	2022	402	26	281	28	65
August	2022	295	26	231	28	65
September	2022	201	40	61	28	65
October	2022	183	32	164?	28	65
November	2022	198	96	182?	28	65
December	2022	262	125	41	28	65
Total		2883	958	1353	351	780
Average		239	80	113	29	65

Gewer (Liberty -
Utilities)

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): 2 Ring Doorbells, 1 Ring Floodlight
- ☒ Refrigerator/Stove/other kitchen equipment Refrigerator
- ☐ 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: _____

☐ Satellite Equipment & controls	☐ Artificial fireplace logs
☐ Television antenna(s)	☐ Fireplace screens
☐ Mounted speakers	☒ Playground/swingset/playhouse equipment <u>optional - I can leave</u>
☒ Mounted TV <u>x 3</u>	☐ Basketball goal
☒ Mounted TV brackets <u>x 3</u>	☐ Storage shed, shelves in storage shed
☐ Window air conditioning units	☐ Shelves/workbench in garage
☐ Water softener system	☒ Birdbaths, Birdhouses and/or Birdfeeders <u>Birdbath + Feeder</u>
☐ Entry gate openers	☐ Statues, fountains, yard art
☐ Pool equipment & maintenance accessories	☐ Other _____
☐ Above ground pool / hot tub	
☐ Outdoor cooking equipment	

SELLER: Gary Wyatt
Date: 7/21/23

SELLER: _____
Date: _____

BUYER: _____

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