

Seller's Exclusions

Address: 22091 Olive Water Rd., Chandler

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: BED ROOMS #2 & #3 &
- Screens/Shutters/Awnings on the following windows: TV Room
- Window blinds or shades in the following rooms: B
- Mirrors fixed in place in the following rooms: _____
- Ceiling Fans/Light Fixtures/Chandeliers in the following rooms: DIN. RM

- 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 & DRIER

SELLER: [Signature]
Date: 8/24/25

SELLER: [Signature]
Date: _____

BUYER: _____
Date: _____

BUYER: _____
Date: _____

Seller's Updates and Upgrades

Address: 22091 Blue Water Rd, Chandler

Item	Description and Date/Year
A/C Outside Condenser	5/5/07
Coil/Furnace	6/14/01
Curtains/Blinds	ORIGINAL IN DIN. RM, MASTER BA, BR #2&3
Ceiling Fans/Light Fixtures	1 NEW FAN ON PORCH
Countertops	ORIG.
Cabinets	"
Deck	"
Doors	"
Electrical	"
Faucets	"
Fence	6/8/24
Fireplace	ORIG.
Flooring	"
Garage Door/Opener	#2 NEW 5/28/25
Water Heater	11/8/21
Landscaping	ON-GOING - PATHS FOR \$15K 12/23/23
Paint	6/3/11
Plumbing	ORIG.
Roof	5/31/17
Sinks	ORIG.
Septic System	ORIG, EXC. NEW AIR PUMP 10/2/21, BACK-UP ON H/A
Sprinkler System	ORIG.
Wallpaper	ORIG.
Windows	5/13/14
Other MIC/OVEN	2/5/14
DISH WASHER	5/13/24

Staples Sotheby's
 OUTSIDE HANDRAILS 2023 INTERNATIONAL REALTY

UTILITY BILL TRACKER

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Persons living in Home: Adults 2 Children _____

Summer Thermostat Reading: 77

Winter Thermostat Reading: _____

Month	Year	\$ OR KWH Electric	Gas	\$ OR GAL. Water	Trash	Other
January	2025	258 ⁰⁰		33.09	22	
February	↓	368		33.45	↓	
March	↓	269		33.45	↓	
April	↓	239		28.82	↓	
May	↓	232		31.41	↓	
June	↓	299		30.22	↓	
July	↓	394		29.23	↓	LAKE AUTHORITY #102
August	2024	297		34 ⁵⁷	↓	
September	↓	322		35 ⁷⁸	↓	
October	↓	230		33 ⁸⁶	↓	
November	↓	171		34 ⁰⁵	↓	
December	↓	213		33 ²⁸	↓	
Total		\$3292		\$391.21	\$264	
Average		\$274.33		\$32.60	\$22	