

Seller's Updates and Upgrades

Address: 1905 CR 3108 Jacksonville TX 75766

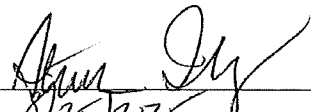
Item	Description and Date/Year
A/C Outside Condenser	Biannual maintenance
Coil/Furnace	Biannual maintenance
Curtains/Blinds	New blinds 2020
Ceiling Fans/Light Fixtures	New fans, fixtures, LED lights 2020
Countertops	New marble in kitchen, granite in baths 2020
Cabinets	New kitchen + baths 2020
Deck	Supporting structure improved 2024
Doors	Front + interior doors + french doors 2020-2021
Electrical	New panels 2020, Electric lines to meter 2024
Faucets	All replaced 2020
Fence	New fence around A/C units 2024
Fireplace	Both converted to propane 2020
Flooring	New vinyl plank throughout 2020
Garage Door/Opener	—
Water Heater	Replaced upstairs 2021, Downstairs 2022
Landscaping	Extensive grading, landscaping, new sod (zoysia) 2020-1
Paint	Interior painted 2020, Exterior 2021 (15 yr paint)
Plumbing	Old copper pipe under house replaced 2020
Roof	New chimney cap 2024
Sinks	Most replaced 2020
Septic System	—
Sprinkler System	Installed 11/2023
Wallpaper	N/A
Windows	Single pane replaced 2020 - lake side picture windows
Other	New iron railings 2020
	Gutter guards
	New breathouse 2021

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: _____
- ☐ Ceiling Fans/Light Fixtures/Chandeliers in the following rooms: _____
- ☒ 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 _____

SELLER: 
Date: 8/25/2025

SELLER: 
Date: 8/25/2025

BUYER: _____
Date: _____

BUYER: _____
Date: _____

UTILITY BILL TRACKER

Address: 1905 County Road 3108 Jacksonville TX

Persons living in Home: Adults 2 Children 0

Summer Thermostat Reading: 77

Winter Thermostat Reading: 72 day, 68-69 night

Month	Year	Electric	Gas	Water	Trash	Other
January	2026	\$ 393.71	\$456.00	\$ 63.50	\$ 53.95	
February	2026	\$ 604.29*		\$ 68.34	\$ 43.60	
March	2026	\$ 260.56		\$ 60.42	\$ 53.95	
April	2025	\$ 245.76		\$ 66.95	\$ 49.96	
May	2025	\$ 193.58		\$ 66.23	\$ 49.96	
June	2025	\$ 333.16		\$ 65.10	\$ 49.96	
July	2025	\$ 312.66		\$ 66.78	\$ 49.96	
August	2025	\$ 216.50		\$ 66.65	\$ 49.96	
September	2025	\$ 326.58		\$ 73.50	\$ 49.96	
October	2025	\$ 299.09		\$ 66.89	\$ 49.96	
November	2025	\$ 303.20		\$ 71.87	\$ 49.96	
December	2025	\$ 469.65		\$ 59.66	\$ 49.96	
Total						
Average						

- Very cold weather/ice storm