

SELLER'S EXCLUSION LIST

Address: 5515 Granite Meadow Dr, Katy TX 77494

PLEASE CHECK OR CIRCLE ANY OF THE FOLLOWING ITEMS THAT YOU WILL BE EXCLUDING FROM THE SALE OF YOUR PROPERTY

☐ Curtains and rods, draperies and rods, valances, window blinds or shades

Other: _____

☐ Window screens, shutters, awnings, mailbox, other: _____

☐ Mirrors fixed in place

☐ Ceiling fans, attic fans

☐ Mounted TVs, mounts or brackets

☐ TV antennae, satellite dish, built-in speakers

☐ Heating and air conditioning units and equipment

☐ Built-in security, fire equipment Installed security service (SG)

☐ Lighting, plumbing fixtures, water softener

☐ Built-in kitchen equipment including built-in coffee maker, toaster oven, microwaves

pot racks, other: _____

☐ Garage door openers and controls

☐ Washer, dryer or refrigerator

N/A ☐ All swimming pool equipment

☐ Shrubbery and plants

N/A ☐ Permanently installed outdoor cooking equipment

☐ Fireplace screen / gas logs or rocks

N/A ☐ Swing sets, playground equipment, storage shed

N/A ☐ Fountains, bird baths, bird house, statues and lights in yard

N/A ☐ Bookshelves attached or appearing to be attached to walls

N/A ☐ Workbench or shelves in garage or storage area

OTHER: - Garden tools to maintain outdoor will transfer to buyer

- Extra trashbins will transfer to buyer

SELLER: Anthony Mathura.

DATE: 2026-June-14

SELLER: _____

THINGS BUYERS LIKE TO KNOW

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UTILITIES

How much is your average: Electric Bill? Dependant on Season \$100-\$200 Water Bill? 90.00
 Gas Bill? Summer-\$50 Winter-\$75

*Utilities vary with use

AGE OF SYSTEMS

What is the age of the following?

Air Conditioner	Unit 1	<u>2 yrs</u>	Unit 2	<u>purchased w/home</u>	Unit 3	<u></u>
Furnace	Unit 1	<u></u>	Unit 2	<u></u>	Unit 3	<u></u>
Water Heater	Unit 1	<u>3 yrs</u>	Unit 2	<u></u>		
Dishwasher	<u>rarely used</u>		Carpet	<u></u>		
Interior Paint	<u>4 yrs</u>		Exterior Paint	<u>4 yrs</u>		
Roof	<u>4 yrs</u>		Stove	<u>6 yrs</u>		
Oven	<u>6 yrs</u>		Microwave	<u>6 yrs</u>		
Pool / Spa	<u>N/A</u>		Pool Pump	<u>N/A</u>		
Pool Heater	<u>N/A</u>					

UPGRADES

Describe any upgrades, their value in dollars, and when each was completed:

2022 - Roof \$16,000
2022-2023 - water heaters \$4800 (2 yrs)
2024 - A/c unit/system \$9800
2026 - Disposal - \$485
2022 - Internal paint
2021 - External paint
multiple other upkeep areas- tree trimming, mulching, sprinkler service, power washing of surroundings
fence replacement with neighbours, quarterly pest treatment

SCHOOLS

The home is currently zoned for the following schools:

Elementary Bonnie Holland Elementary
 Junior High Seven Lakes Middle
 High School Seven Lakes High School

**** All information is supplied as a courtesy and should be confirmed by the buyer. ****

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