

SELLER EXCLUSION LIST



TAMMY HENDRICKS
TEAM

The following attached items and/or appliances will be removed by the Seller prior to closing and are EXCLUDED from the sale of the property:

Ring cameras (front door, garage, driveway & backdoor)

Refrigerator in kitchen

Washer & dryer

Freezer in laundry room

Mini fridge in gameroom

Simply Safe security system and smoke detector

Movie room TV and wall bracket

Living room TV and wall bracket

Metal shelving in two car garage

TV antenna mounted on side

The following attached items and/or appliances WILL NOT be removed by the Seller and WILL REMAIN on the property.

Microwave in kitchen

Central vacuum

Water softener

Patio TV and wall bracket

Wall mounted cabinets in two car garage

wall mounted work bench in one car garage

freestanding office desk

SELLER: 

SELLER: 

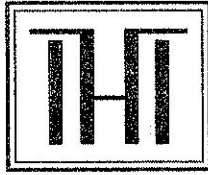
BUYER:

BUYER:

DATE SIGNED:

DATE SIGNED:

PROPERTY LOCATED AT: 19315 Shady Blossom Drive, Cypress, Texas 77433



TAMMY HENDRICKS
— TEAM —

UPDATES AND IMPROVEMENTS

Please list any updates or improvements you have made to the home below:

| UPDATES & IMPROVEMENTS | YEAR | APPROXIMATE COST |
|--|---------------|------------------|
| Installed in-ground pool & hot tub | March 2020 | \$60K |
| Replaced full roof | December 2025 | \$37.5K |
| Replaced kitchen tile floor | 2021 | \$5K |
| Replaced kitchen backsplash | 2020 | \$1.5K |
| Replaced fireplace facade | 2021 | \$1K |
| Replaced 2nd floor water heater | November 2024 | \$3K |
| Replaced 1st floor water heater | February 2026 | \$3K |
| Installed new blinds in primary bedroom (blackout/up-down) | 2020 | \$1.2K |
| Replaced microwave | November 2025 | \$300 |
| Replaced dishwasher | 2021 | \$800 |
| | | |

Property located at: 19315 Shady Blossom Drive, Cypress, Texas 77433

Date : 4-1-2026