

# Seller's Updates and Upgrades

Address: 12554 CR 1260 Bullard, TX 75757

Item	Description and Date/Year
A/C Outside Condenser	
Coil/Furnace	
Curtains/Blinds	
Ceiling Fans/Light Fixtures	Replaced ceiling fans (livingroom 2/13/25)
Countertops	
Cabinets	
Deck	Enclosed back patio 6/2017
Doors	
Electrical	
Faucets	
Fence	fenced back yard 2014
Fireplace	converted from wood burning to gas 10/2014
Flooring	
Garage Door/Opener	
Water Heater	
Landscaping	
Paint	
Plumbing	
Roof	
Sinks	
Septic System	
Sprinkler System	
Wallpaper	
Windows	
Other	Shop built 2014-2015 Generator - installed 2023, under warranty

Staples

Sotheby's

INTERNATIONAL REALTY


Newrange - 2019

# 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: 4/28/20

SELLER: \_\_\_\_\_  
Date: \_\_\_\_\_

BUYER: \_\_\_\_\_  
Date: \_\_\_\_\_

BUYER: \_\_\_\_\_  
Date: \_\_\_\_\_

# UTILITY BILL TRACKER

Address: 12554 CR1260 Bullard, TX 75757

Persons living in Home: Adults 2 Children 0

Summer Thermostat Reading: 72

Winter Thermostat Reading: 72

Month	Year	Electric	Gas	Water	Trash	Other
January						
February						
March	2026	147.53		27.68	48.27	
April	2026	108.98		23.64	48.27	
May						
June						
July						
August						
September						
October						
November						
December						
Total						
Average						