

Property Address: 813 E1 Cumino Dr

Date: 8/6/29

SELLERS EXCLUSIONS

Please check any of the followings items to be excluded from the sale of the above property: Window

Treatments in the following rooms: Kitchen, Dining Curtains

Rods/Hardware/Accessories for the above: No

Window Blinds/Shades in the following rooms:

_____ Attached Mirrors or Frames in the following

rooms: _____ Ceiling Fans in the following rooms:

_____ Lighting Fixtures in the following

rooms: _____

- ☐ Mailbox or mailbox Keys
- ☐ Satellite Equipment and Controls
- ☐ Television Antennas
- ☐ Built In Speakers
- ☐ Mounted TVs
- ☐ Mounted TV Brackets
- ☐ Window A/C units
- ☐ HVAC Units
- ☐ Built In Security Systems
- ☐ Built in fire detection equipment
- ☐ Alarm Key Pad or Smoke Detectors
- ☐ Speakers or Electrical Wiring
- ☐ Plumbing Fixtures
- ☐ Water Softener System
- ☐ Built in or attached microwave
- ☐ Built in or attached coffee pot
- ☐ Built in or attached toaster
- ☐ Built in or attached pot racks
- ☐ Garage door openers or controls
- ☐ Entry gate openers
- ☐ Built in vacuum attachments
- ☐ Built in cleaning equipment

- ☐ Built in work bench
- ☐ Fountains, birdbaths; feeders, houses
- ☐ Fish pond or fish in pond
- ☐ Statues
- ☐ Yard art or lights
- ☐ Flag poles
- ☐ Shrubbery or landscaping
- ☐ Shutters, screens or awnings
- ☐ Built in outdoor cooking equipment
- ☐ Attic fans
- ☐ Built in carbon dioxide detector
- ☐ Other permanently installed items:

Ring cameras

Refrigerator

Seller: Jana Minton Date: 8/12/26

Seller: Malina Date: 8/12/26

- ☐ Built in stove
- ☐ Swimming pool equipment
 - ☐ Above ground pool
 - ☐ Artificial gas logs
 - ☐ Fireplace screens
 - ☐ Playground equipment or playhouse
- ☐ Swing or swing set
- ☐ Basketball goal
- ☐ Storage shed
- ☐ Out buildings
- ☐ Buried Trampoline
- ☐ Built in shelving



Property Address: 813 El Camino DrDate: 8/6/26

Utility Bills (Last 12 Months)

Electric	Water Sewer Garbage				
7/27 \$279.00	390.00				
6/24 \$262.00	340.00				
5/27 \$270.00	220.00				
4/27 \$283.00	120.00				
3/25 \$296.00	120.00				
2/23 \$298.00	120.00				
1/26 308.00	98.71				
12/26 316.00	120.00				
11/24 315.00	120.00				
10/22 304.00	120.00				
9/29 298.00	120.00				
8/25 301.00	120.00				

SELLER: Clara MintonSELLER: Chris Minton

Property Address: 813 El Camino Dr Grapeland, TX Date: 8/12/24
75844

SELLERS UPDATE LIST

Roof: _____

HVAC: Size: _____ Refrigerant type: _____ Age (Int.) _____ Age (Ext.) _____

Carpet: _____

Tile: _____

Other Flooring: Bathroom Floor 2025 Laminate Wood

Paint: 2026

Water Heater: Type: Electric Age: 1 Size: 60 # of units: 1

Curtains/Blinds (staying with home): 2026

Ceiling Fans: 2026

Appliances: 2025

Plumbing Fixtures: 2025

Lighting/Electrical: 2025

Countertops: Bathroom 2025

Cabinetry: Bathroom 2025

Sinks: 2025

Garage Doors/Openers: _____

Landscaping: 2026

Gas Logs/Inserts: _____

Windows/Doors: _____

Patio Covers: _____

Fencing: _____

Storage/Out Buildings: _____

Septic System: _____

Sprinkler System: _____

Alarm System: _____

Other: Bathrooms PEX was installed



Ranger

Air & Heat LLC

3890 Hwy. 19 South, Palestine, TX 75801

(903) 729-5634
Remit To: Box 1573, Palestine, TX 75802
TACLB 134234E

Serving Anderson and surrounding counties since 1986

SERVICE INVOICE

51847

T&M	☐ QUOTED	☐ WARRANTY	EMAIL	WORK ORDER NO.	CUSTOMER P.O. NO.	DATE 8-5-26
<i>Chad Minton</i>				SERVICE LOCATION PHONE NO.	CONTACT PHONE NO. 722-3203	
				SERVICE LOCATION - STREET ADDR., CITY, STATE, ZIP		
				<i>213 El Camino</i> <i>Grapeland TX</i>		

SPECIAL INFORMATION

PROBLEM

check unit 4-ton

UNIT MAKE <i>Lennox</i>	MODEL NO. <i>XP1604823006</i>	SERIAL NO. <i>5813B03178</i>	UNIT MAKE	MODEL NO.	SERIAL NO.
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DESCRIPTION OF WORK DONE

CHECK THERMOSTAT ☐	CHECK ALL CONTROLS ☐	AIR FILTERS CLEAN ☐	EVAPORATOR COIL CLEAN ☐	CONDENSER CLEAN ☐	INSPECT BELTS & PULLEYS ☐	LUBRICATE ALL BEARINGS ☐	INSPECT DISCONNECT ☐
RETURN TEMP *	SUPPLY TEMP *	SUCTION TEMP *	LIQUID LINE TEMP *	SUCTION #	DISCHARGE #	SUPERHEAT *	SUBCOOLING *
COMPRESSOR MODEL	COMP. SERIAL #	AMP DRAW	VOLTAGE	COND. MOTOR AMP DRAW	EVAP. MOTOR AMP DRAW	OUTDOOR TEMP. *	COND. OUT AIR TEMP. *

OTHER *checked all motors and caps Drain lines are clean. Pulled and cleaned blower housing. Freon levels good. System cooling great. Communication system very nice. shore stat still has warranty.*

WARRANTY OWNER PLEASE NOTE
The below charges cover this specific repair job only. We guarantee all labor and parts installed by us for one year after date of repair, or in accordance with the manufacturers specific warranty. We do not guarantee or pretend to guarantee other parts in your unit. Any discrepancy on repairs must be reported to us within 7 days after date of repairs.

ACTION REQUIRED

QUANTITY	MAT'L CODE	REPAIR DESCRIPTION	UNIT SELL	TOTAL SELL
		<i>clear drains</i>		<i>25.00</i>

I HAVE AUTHORITY TO ORDER THE WORK, WHICH HAS BEEN SATISFACTORILY PERFORMED, AS OUTLINED ABOVE. IT IS AGREED THAT THE SELLER WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL THAT MAY BE FURNISHED UNTIL FINAL PAYMENT IS MADE, AND IF SETTLEMENT IS NOT MADE AS AGREED, THE SELLER SHALL HAVE THE RIGHT TO REMOVE SAME AND THE SELLER WILL BE HELD HARMLESS FOR ANY DAMAGES RESULTING FROM THE REMOVAL THEREOF.

A Finance Charge of 1 1/2% per month which is an Annual Percentage Rate of 18% applied to your previous Balance after deducting payments and credit since last statements closing date. Finance charges are calculated on balances over 30 days past due. In the event an attorney is retained to bring suit for collection of any sums due, I agree to pay costs of collection and reasonable attorney fees.

CUSTOMER'S SIGNATURE

X

DATE	REG.	O.T.	HPR	TECHNICIAN
<i>8-5</i>	<i>1</i>			<i>Austin</i>

<i>Tax</i>	<i>2.06</i>
DIAGNOSTIC	
REG HRS @	<i>99.50</i>
OT HRS @	
HPR HRS @	
SPECIAL TOOL RENTAL	
TOTAL CHARGES	<i>126.56</i>
AMOUNT PAID	

NOTICE: "Under the Mechanics Lien Law, any contractor, sub-contractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the sub-contractor laborer, or supplier remains unpaid."

THIS IS YOUR INVOICE — PLEASE PAY TECHNICIAN

CASH ☐ CHECK ☐ CREDIT CARD ☐ COD ☐