



THE FRANKLIN TEAM

Brokered by eXp Realty

BUYERS WANT TO KNOW

Use this form to share the age and average cost of the appliances, finishes, and utilities in your home.

Recent Upgrades

Age

A/C	<u>BOTH UNITS REPLACED 2023</u>	# of Units	<u>2</u>
Heater	<u>FURNACE REPLACED IN 2023</u>	# of Units	<u>1</u>
Water Heater	<u>15 YEARS</u>	# of Units	<u>1</u>
Oven	<u>15 YEARS</u>	Cook Top	<u>15 YEARS</u>
Roof	<u>15 YEARS</u>	Fence	<u>5 YEARS</u>
Dishwasher	<u>REPLACED IN 2024</u>	Microwave	<u>15 YEARS</u>
Interior Paint	<u>2 YEARS - 5 ROOMS</u> <u>2 MONTHS AGO</u>	Exterior Paint	<u>15 YEARS</u>
Carpet	<u>NEW PRIMARY + PRIMARY CLOSET</u>	Laminate	<u>N/A</u>
Wood	<u>15 YEARS</u>	Vinyl	<u>N/A</u>
Tile	<u>15 YEARS / LAUNDRY + DOWNST.</u> <u>BATH - 4 YEARS</u>	Other Flooring	<u>N/A</u>
Pool	<u>N/A</u>	Spa/Hot Tub	<u>N/A</u>
Pool Pump	<u>N/A</u>	Pool Heater	<u>N/A</u>

Any Warranties NO

Average Utility Cost

Electric: High	<u>\$305.⁰⁰</u>	Low	<u>\$107.⁰⁰</u>	KW Hours Used: High	<u>3,365</u>	Low	<u>1,184</u>
Gas: High	<u></u>	Low	<u></u>				
Water: High	<u>\$170.⁰⁰</u>	Low	<u>\$65.⁰⁰</u>	Trash:	<u></u>		



THE FRANKLIN TEAM
Brokered by eXp Realty

Exclusions List

Please check any of the following items that you will be **excluding** from the sale of this property. Please specify the item and its location within the home in the space provided.

Property Address: 23706 TRISTAN BAY CT. SPRING, TX. 77386

Curtains/draperies and/or rods, blinds or other window coverings _____

Ceiling fans, lights fixtures _____

Wall mounted TV(s), TV mounts/brackets ALL TVS AND BRACKETS, EXCEPT FOR THE MEDIA ROOM. & PRIMARILY BATHROOM.

Satellite dish/controls, TV antennae _____

Surround sound/media equipment RECEIVER IN MEDIA ROOM WILL BE EXCLUDED.

Water softener, water filtration system _____

Gas logs, fireplace screens _____

Built-in kitchen equipment, pot racks _____

Security system equipment/cameras, doorbell camera _____

Home automation equipment _____

Decorative shelving, cabinetry _____

Decorative mirrors _____

Swimming pool equipment, portable spa _____

Storage shed, swing sets, playground equipment _____

Fountains, bird baths, statues, landscape lighting _____

Garage workbench, garage shelving/organizing equipment METAL RACK SHELVES

Other (please specify): _____

NONE

Seller: *Carl Dill*

Buyer: _____

Seller: *Kenny*

Buyer: _____