

Seller's Updates and Upgrades

Address: 1085 Country Road 1860

Item	Description and Date/Year
A/C Outside Condenser	
Coil/Furnace	6-2021 PWT New Geothermal 5 ton unit
Curtains/Blinds	With 10 yr. warranty
Ceiling Fans/Light Fixtures	
Countertops	
Cabinets	
Deck	
Doors	
Electrical	
Faucets	
Fence	
Fireplace	UP DATED FIREPLACE TO ETHANOL
Flooring	NEW NYLON CARPET & VINYL FLOORING
Garage Door/Opener	- AUG 2021 -
Water Heater	
Landscaping	
Paint	
Plumbing	
Roof	
Sinks	
Septic System	
Sprinkler System	
Wallpaper	
Windows	
Other	
well pump	6-2020 New BEST well pump
	GRUNDFOS STAINLESS STEEL pump

UTILITY BILL TRACKER

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Persons living in Home: Adults 2 Children _____

Summer Thermostat Reading: _____

Winter Thermostat Reading: _____

Month	Year	Electric	Gas	Water	Trash	Other
January	2023	530. ³²	N/A	40.09	N/A	
February	23	559.92	↓	39.31	↓	
March		489.71				
April		448.97				
May		510.41				
June		548.74				
July		655.86				
August		690.85				
September		674.34				
October		624.18				
November		527.71				
December		346.59				
Total	6,607.76	6,607.76				580.26
Average						

HOUSE WILL - Some cabin on City water -
ON vacation in Dec - small power useage -!

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 2 Large Fish & 2-3 single Statues & Bases Inside Home

SELLER: James M. Rieffers
Date: _____

SELLER: _____
Date: _____

BUYER: _____
Date: _____

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Date: _____