

Seller's Updates and Upgrades

Address: 17 Lake Frankston

Item	Description and Date/Year
A/C Outside Condenser ^{Heat Pump}	Replaced Fan Assembly
Coil/Furnace	
Curtains/Blinds	
Ceiling Fans/Light Fixtures	Sunroom Light Fixture
Countertops	
Cabinets (Upper cabs.)	Glass-front cabinet and 2 door cabinet (uppers)
Deck & Screened Porch	Composite 2021
Doors	Front door 2021
Electrical	Generator Outlet & switch 2022
Faucets	West bathroom 2021
Fence	
Fireplace	
Flooring	
Garage Door/Opener	
Water Heater	3/2022 A. O. Smith 50 g. Smart Water Heater
Landscaping	Added 2 red buds, Little Lem Magnolia, ^{Autumn} Blaze ^{maple} Bath
Paint	Exterior - 2021; Bead Board & Walls 2023 ^{Rooms}
Plumbing	<u>Living Room</u> and Family Room - 2023 ^{Kitchen 2023}
Roof	
Sinks	West bathroom 2020
Septic System	Pumped 2022
Sprinkler System	Replaced Pump Start Relay & Many heads
Wallpaper	n/a
Windows	Family Room 2021
Other	Primary bedroom '21; Breakfast nook '21; Small bedroom w/slider '21; Foyer '21; Boat house 2021; Convection Microwave '21 Refrigerator 7/22

UTILITY BILL TRACKER

Address: 17 PR 7332 Frankston, TX 75763

Persons living in Home: Adults 2 Children 0

Summer Thermostat Reading: 72

Winter Thermostat Reading: 71

Month	Year	Electric	Gas	Water	Trash	Other
January	2024	77.00	N/A	73.43	N/A	
February	2024	103.00		73.43		
March	2023	59.00		73.43		
April	2023	68.00		50.45		
May	2023	62.00		46.45		
June	2023	83.00		77.22		
July	2023	126.00		73.43		
August	2023	166.00		73.43		
September	2023	98.00		108.74		
October	2023	85.00		75.40		
November	2023	73.00		77.73		
December	2023	69.00		63.43		
Total		1069.00		866.57		
Average		89.08		72.21		

Seller's Exclusions

Address: 17 (Lake Frankston) RR 7332

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: all
- 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: _____

<input type="checkbox"/> Satellite Equipment & controls	<input type="checkbox"/> Artificial fireplace logs
<input type="checkbox"/> Television antenna(s)	<input type="checkbox"/> Fireplace screens
<input type="checkbox"/> Mounted speakers	<input type="checkbox"/> Playground/swingset/playhouse equipment
<input type="checkbox"/> Mounted TV	<input type="checkbox"/> Basketball goal
<input type="checkbox"/> Mounted TV brackets	<input type="checkbox"/> Storage shed, shelves in storage shed
<input type="checkbox"/> Window air conditioning units	<input type="checkbox"/> Shelves/workbench in garage
<input type="checkbox"/> Water softener system	<input checked="" type="checkbox"/> Birdbaths, Birdhouses and/or Birdfeeders
<input type="checkbox"/> Entry gate openers	<input checked="" type="checkbox"/> Statues, fountains, yard art
<input type="checkbox"/> Pool equipment & maintenance accessories	<input type="checkbox"/> Other _____
<input type="checkbox"/> Above ground pool / hot tub	
<input type="checkbox"/> Outdoor cooking equipment	

SELLER: CR Barké
Date: 3-7-2024

SELLER: Rosemary Barké
Date: 3-7-2024

BUYER: _____
Date: _____

BUYER: _____
Date: _____