

Seller's Updates and Upgrades

Address: 21425 Stephenson Road Frankston TX 75783

| Item | Description and Date/Year |
|-----------------------------|------------------------------------------------|
| A/C Outside Condenser | |
| Coil/Furnace | |
| Curtains/Blinds | |
| Ceiling Fans/Light Fixtures | |
| Countertops | |
| Cabinets | |
| Deck | |
| Doors | |
| Electrical | |
| Faucets | |
| Fence | |
| Fireplace | |
| Flooring | |
| Garage Door/Opener | |
| Water Heater | |
| Landscaping | |
| Paint | |
| Plumbing | |
| Roof | |
| Sinks | |
| Septic System | |
| Sprinkler System | |
| Wallpaper | |
| Windows | |
| Other | Generator - New Briggs & Stratton - Standalone |
| | |
| | |

Seller's Exclusions

Address: 21425 Stevenson Rd. Frisco, TX 75763

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 Swingbed on screened porch
- other potted plants

SELLER: John Star
Date: 4-3-24

SELLER: Karla Kelt
Date: 4-3-24

BUYER: _____
Date: _____

BUYER: _____
Date: _____

UTILITY BILL TRACKER

Address: 21425 Stevenson Rd.

Persons living in Home: Adults 2 Children _____

Summer Thermostat Reading: 72

Winter Thermostat Reading: 72

w/shop

| Month | Year | Electric | Gas | Water | Trash | Other |
|-----------|------|-----------------------------------|------------|----------|-------|--------|
| January | 24 | \$95 | \$681.81 | \$82.58 | 23.82 | |
| February | 24 | \$113 | | \$81.90 | | |
| March | 24 | \$158 | | \$70.33 | | |
| April | 24 | \$130 | '23 505.80 | \$67.33 | | |
| May | 23 | \$125 | | \$58.42 | | |
| June | 23 | \$191 | | \$77.75 | | |
| July | 23 | \$272 | | \$96.74 | | |
| August | 23 | \$312 ⁽³¹²⁾ | | 107.16 | | |
| September | 23 | \$305 | | \$107.16 | | |
| October | 23 | \$194 | | \$75.89 | | |
| November | 23 | \$137 | | \$86.31 | | |
| December | | \$95 | | \$66.98 | | |
| Total | | 2,127 | 1,187.68 | 978.55 | | 285.84 |
| Average | | 177.25 | 98.97 | 81.54 | 23.82 | |

shop #22 monthly
 company fills tank when needed