

Seller's Updates and Upgrades

Address: 21489 Stevenson Rd Frankston, Texas

Item	Description and Date/Year
A/C Outside Condenser	New system installed in 2016 (Air Handler, furnace, A-coils, Condensor, A/C)
Coil/Furnace	
Curtains/Blinds	
Ceiling Fans/Light Fixtures	
Countertops	
Cabinets	
Deck	
Doors	
Electrical	
Faucets	
Fence	
Fireplace	
Flooring	
Garage Door/Opener	NEW opener installed in 2021
Water Heater	NEW DEMAND HEATER installed in 2019
Landscaping	
Paint	
Plumbing	
Roof	NEW ROOF installed in Oct. 2021
Sinks	
Septic System	new system in 2022
Sprinkler System	
Wallpaper	
Windows	
Other	

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: Long WALNUT Mirror in master Bath
- ☐ 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

Pellet grill on wheels

Small Red grill on wheels

☐ 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 Shelving in Garage

Family Heirlooms identified by "yellow dot"

SELLER: Brian Harveit

Date: 1/29/2025

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BUYER: _____

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