

Seller's Updates and Upgrades

Address: 2023 Briarwood Dr, Frankston 25763

Item	Description and Date/Year
A/C Outside Condenser	excellent / 2024
Coil/Furnace	excellent / head pump / 2024
Curtains/Blinds	excellent / 2021
Ceiling Fans/Light Fixtures	excellent / 2021-2024
Countertops	new granite tops - 2022
Cabinets	new cabinets - 2022
Deck	Add on front deck 2024 / back deck 2023
Doors	close/opens as designed
Electrical	improvements 2021-2024
Faucets	operates w/o fault
Fence	newly added / 2023
Fireplace	As original / used bones
Flooring	Upgraded as needed / 2023 & 2024
Garage Door/Opener	
Water Heater	excellent / 2023
Landscaping	lake front park area
Paint	2024 updated
Plumbing	2020 updated
Roof	new 2024
Sinks	2020 update
Septic System	works as designed
Sprinkler System	pumps lake water / works as designed
Wallpaper	none
Windows	update 5/2025
Other	

Mike O'Neil 5/5/2025

Seller's Exclusions

Address: 22023 Bierwood Dr, Frankston 75063

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: _____

washer/dryer

- ☐ 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 _____

No exclusions

No exclusions

SELLER: _____

Date: _____

Mike O'Neil
5/7/2024

SELLER: _____

Date: _____

Mike O'Neil
5-7-2024

BUYER: _____

Date: _____

BUYER: _____

Date: _____
