

Seller's Updates and Upgrades

Address: _____

Item	Description and Date/Year
A/C Outside Condenser	Astoria unit Replaced 2024
Coil/Furnace	
Curtains/Blinds	²⁰²¹ Barn Door over Window - Master Bd / ²⁰²¹ shutters Bd 2
Ceiling Fans/Light Fixtures	All light/Fan fixtures updated 2021 - Present
Countertops	New Kitchen counter tops - Quartz 2020
Cabinets	2020 - Paint inside & out Kitchen, New in Both ^{Downstairs} Bath
Deck	2018 - Patio, - 2010 Porch rebuild
Doors	Ext - New 2016
Electrical	
Faucets	All faucets downstairs replaced in last 10 yrs
Fence	Fence replaced 2022
Fireplace	Gas log Propane installed 2015
Flooring ^{Between 2} ^{carpet 2020}	Wood floors Din/Living 2014 / carpet M. Bd & ²⁰¹⁴ upstairs
Garage Door/Opener	
Water Heater	^{Propane Master Bath} Tankless 2019 ²⁰¹⁹ / Electric - Kitchen / Guest Bath
Landscaping	
Paint	Upstairs 2023 / Downstairs 2019
Plumbing	²⁰²¹ New M. Bath re-plumbed / New septic Tank
Roof	2024 on house & Storage Buildings
Sinks	All Downstairs last 10ys / Kitchen upstairs 2023
Septic System	3rd tank & pump added 2021
Sprinkler System	Heads get replaced as needed / ^{Waters from} ^{lake}
Wallpaper	
Windows	All new windows Downstairs 2016
Other	2 car carport added 2020 / Drain across Drive 2015

Staples

Sotheby's

INTERNATIONAL REALTY

(OVER)

• Stair Chair - Can stay OR go

• RV pad upgraded to 50 amp & now has sewer hook up & water available

• Old Insulation removed & blown in (encapsulated)

• Remote Control Boat Covers X 2

• Storage Buildings X 2 - 2025 down to studs Rebuilt / New 2024

Seller's Exclusions

Address: 23126 SEB Circle, Frankston TX 75743

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 Ice Machine / Refrigerator
- ☐ 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	☐ Artificial fireplace logs
☐ Television antenna(s)	☐ Fireplace screens
☐ Mounted speakers	☐ Playground/swingset/playhouse equipment
☒ Mounted TV	☐ Basketball goal
☒ Mounted TV brackets	☒ Storage shed, shelves in storage shed
☐ Window air conditioning units	☐ Shelves/workbench in garage
☐ Water softener system	☐ Birdbaths, Birdhouses and/or Birdfeeders
☐ Entry gate openers	☐ Statues, fountains, yard art
☐ Pool equipment & maintenance accessories	☐ Other _____
☐ Above ground pool / hot tub	
☒ Outdoor cooking equipment	

SELLER: Randy Lott
Date: _____

SELLER: Dwight Carter
Date: _____

BUYER: _____
Date: _____

BUYER: _____
Date: _____

UTILITY BILL TRACKER

Address: 23126 JEB Circle, Frankston TX 75743

Persons living in Home: Adults 2 Children

Summer Thermostat Reading: 72 Day / 69 Night

Winter Thermostat Reading: 72 Day / 69 Night

Month	Year	Electric	Gas	Water	Trash	Other
January	2025	\$323. ⁰⁰	<u>X</u>	\$70. ⁰⁰	\$25. ⁰⁰	
February	2025	\$344. ⁰⁰		\$75. ⁰⁰		
March	2025	\$242. ⁰⁰		\$70. ⁰⁰		
April	2025	\$216. ⁰⁰		\$72. ⁰⁰		
May	2025	\$219. ⁰⁰		\$74. ⁰⁰		
June	2025	\$246. ⁰⁰		\$76. ⁰⁰		
July	2025	\$361. ⁰⁰		\$70. ⁰⁰		
August	2025	\$288. ⁰⁰		\$74. ⁰⁰		
September	2025	\$213. ⁰⁰		\$72. ⁰⁰		
October	2025	\$181. ⁰⁰		\$76. ⁰⁰		
November	2025	\$182. ⁰⁰		\$48. ⁰⁰		
December	2025	\$229. ⁰⁰		\$72. ⁰⁰		
Total						
Average						